

SP 23-04 Center Market



Vicinity Map

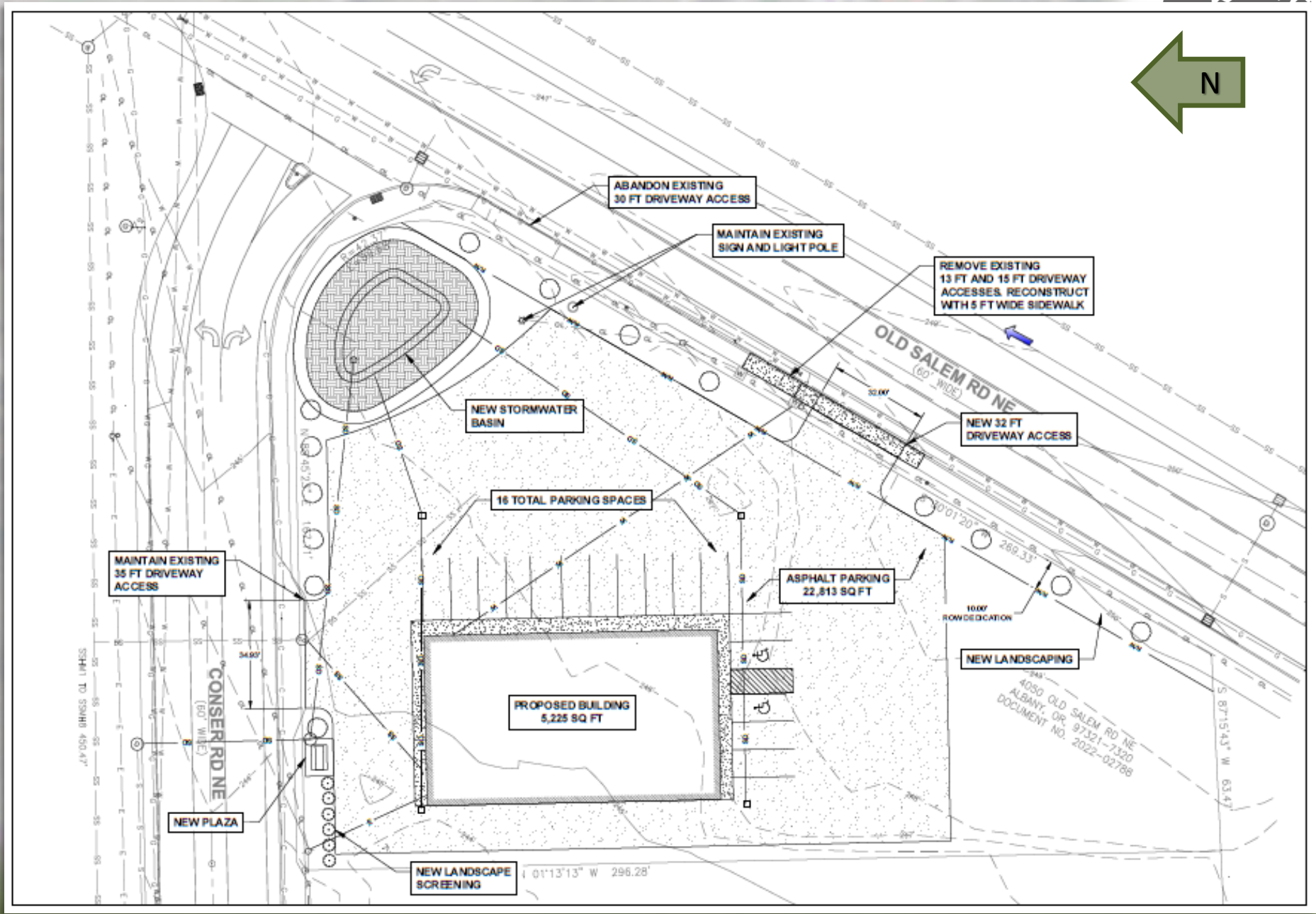


Zoning Map



Project Description

- Demo
- New 5,225 sf Bldg
- 3,780 sf Store
- 1,178 Vacant
- 3 phases



Project Description

Phase 1

- Existing building remains
- Gravel Parking remains
- New building and grading
- New utilities
- Remove all trees
- New driveway
- Temporary stormwater facilities

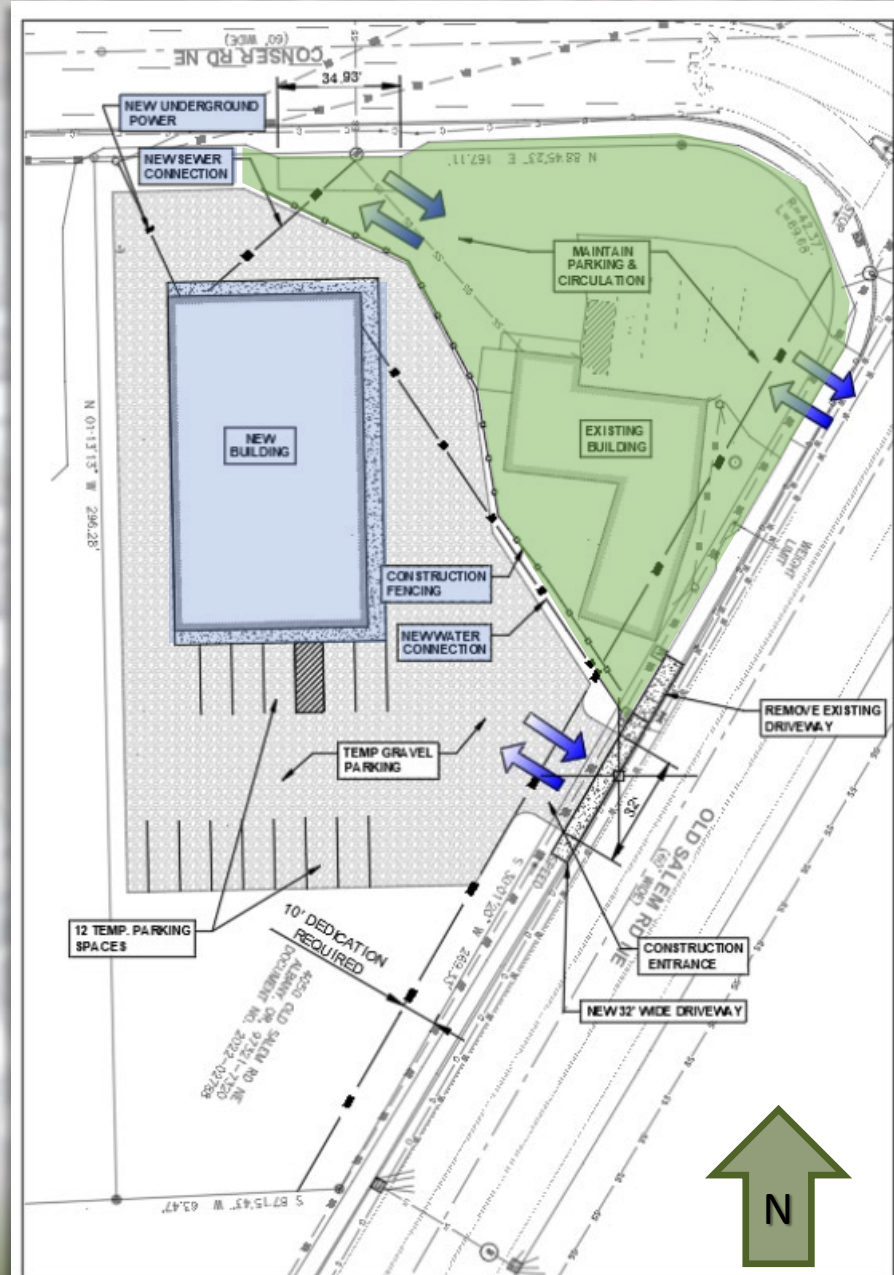


Figure 2- Phase 1 Construction

Project Description

Phase 3

- Paving and stripping of parking area

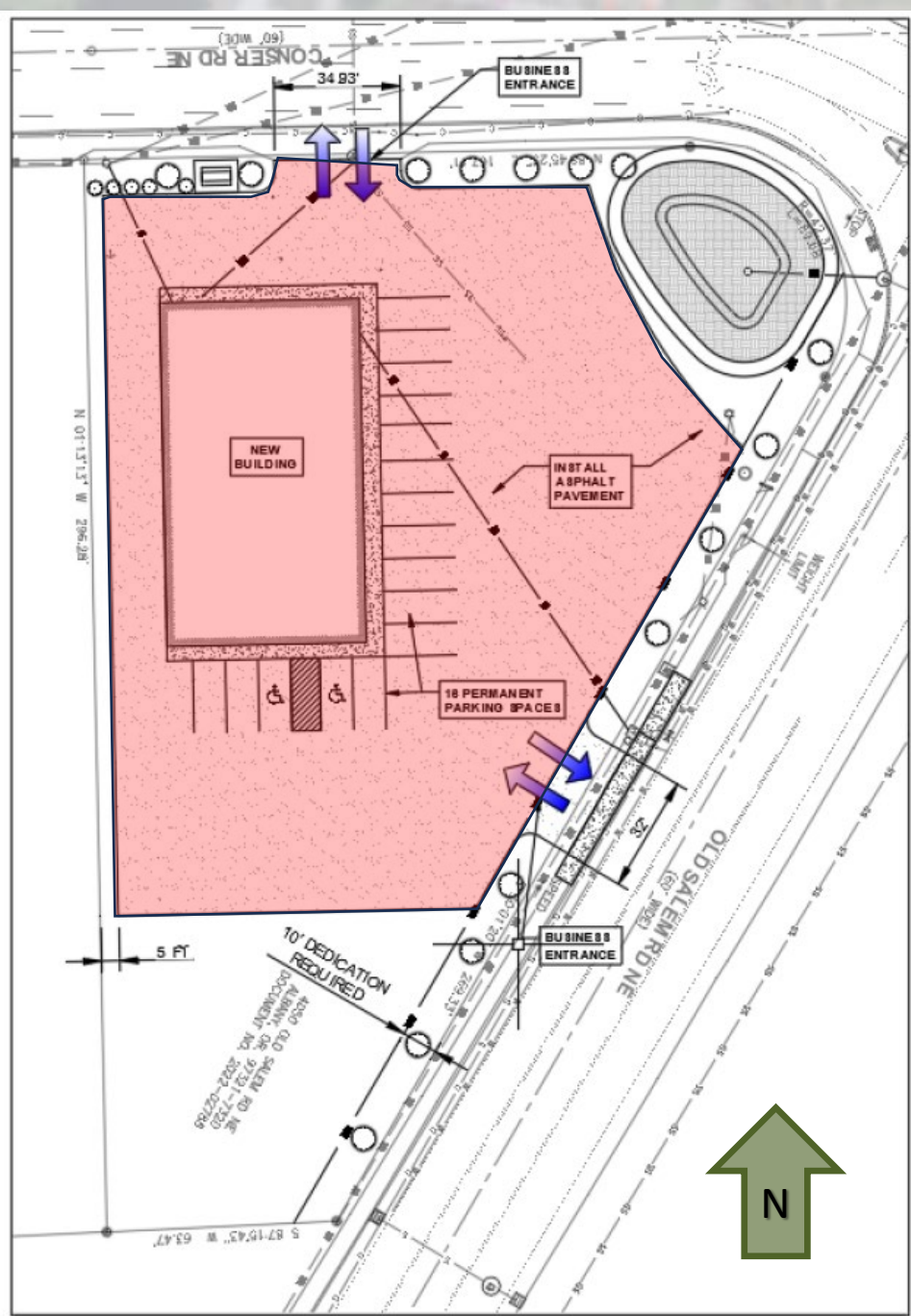


Figure 4- Phase 3 Construction

SDR Criteria



- Allowed in the Zone
 - GC Zone
 - 2.08.020(1)- Retail

2.08.020 - Permitted Uses.

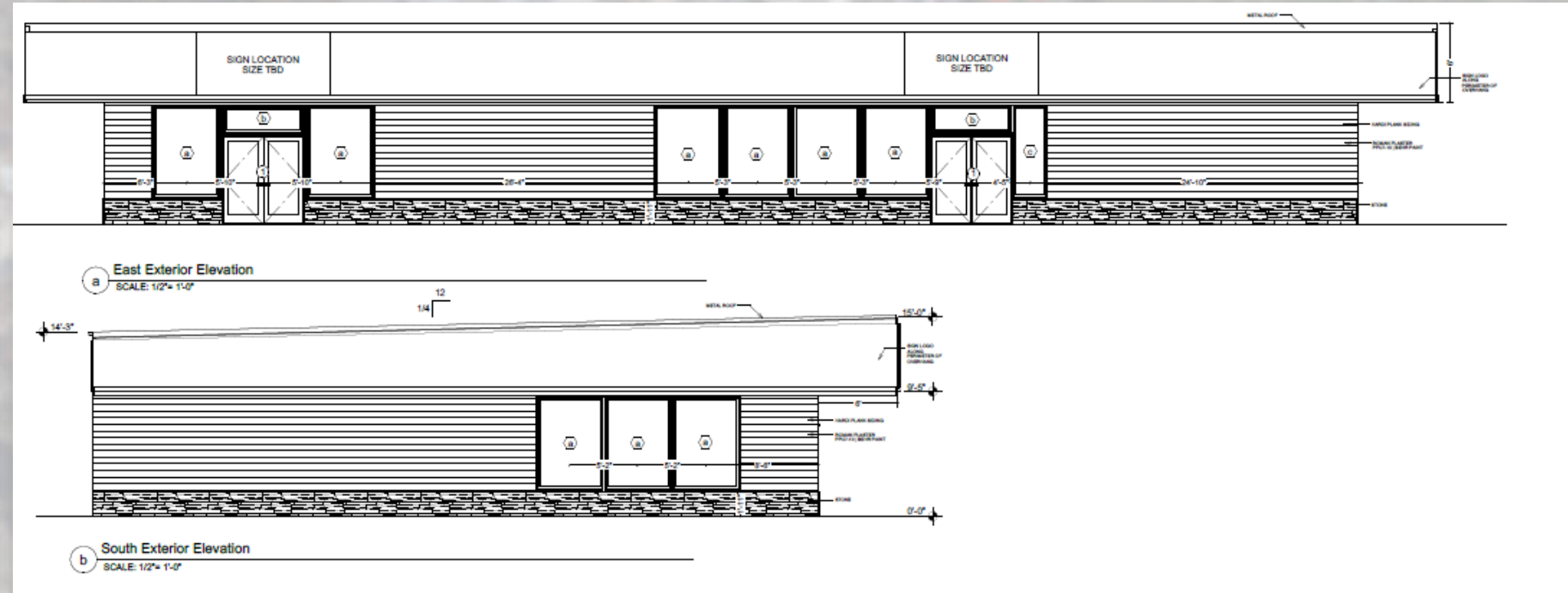


The following uses, when developed under the applicable development standards in the Code, are permitted in the GC zone:

- (1) Retail trade establishments engaged in selling goods or merchandise to the general public for personal or household consumption such as retail groceries, hardware stores, department stores, and sporting goods stores.

SDR Criteria

- Meets Zone Standards
 - Height
 - Setbacks
 - Lot Coverage



SDR Criteria



- Traffic
- Noise
- Dust
- Glare
- Odor

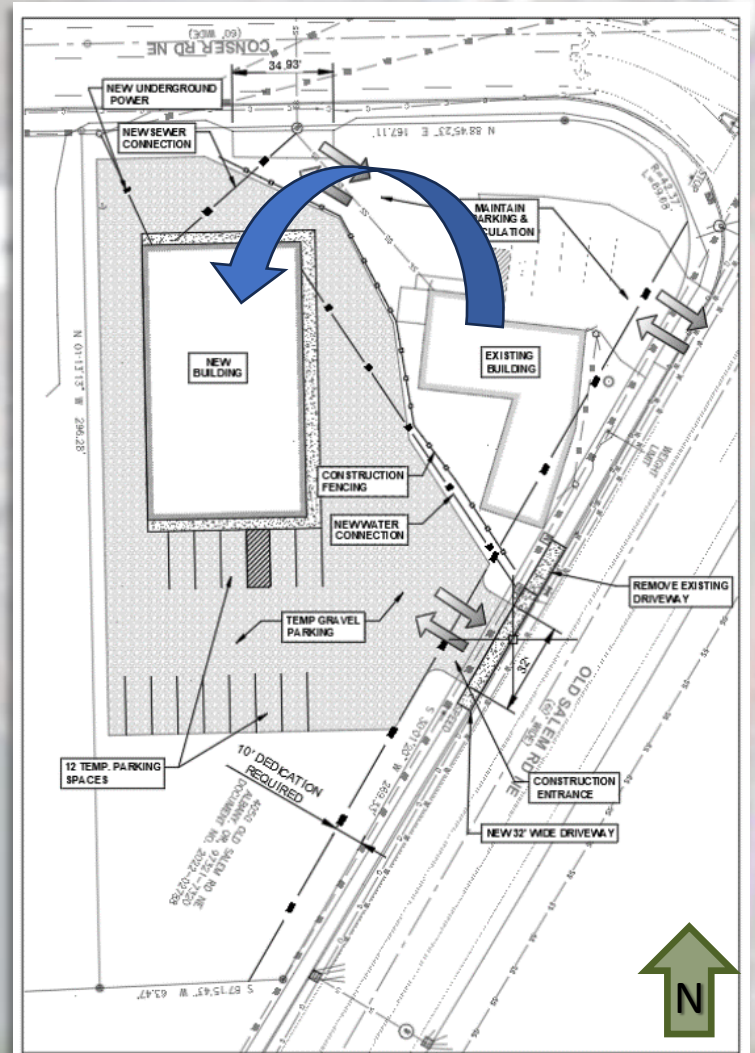
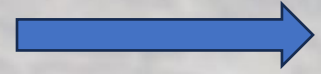
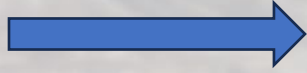


Figure 2- Phase 1 Construction

SDR Criteria

- Traffic
- Noise
- Dust
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- Odor



SDR Criteria

- Traffic
- Noise
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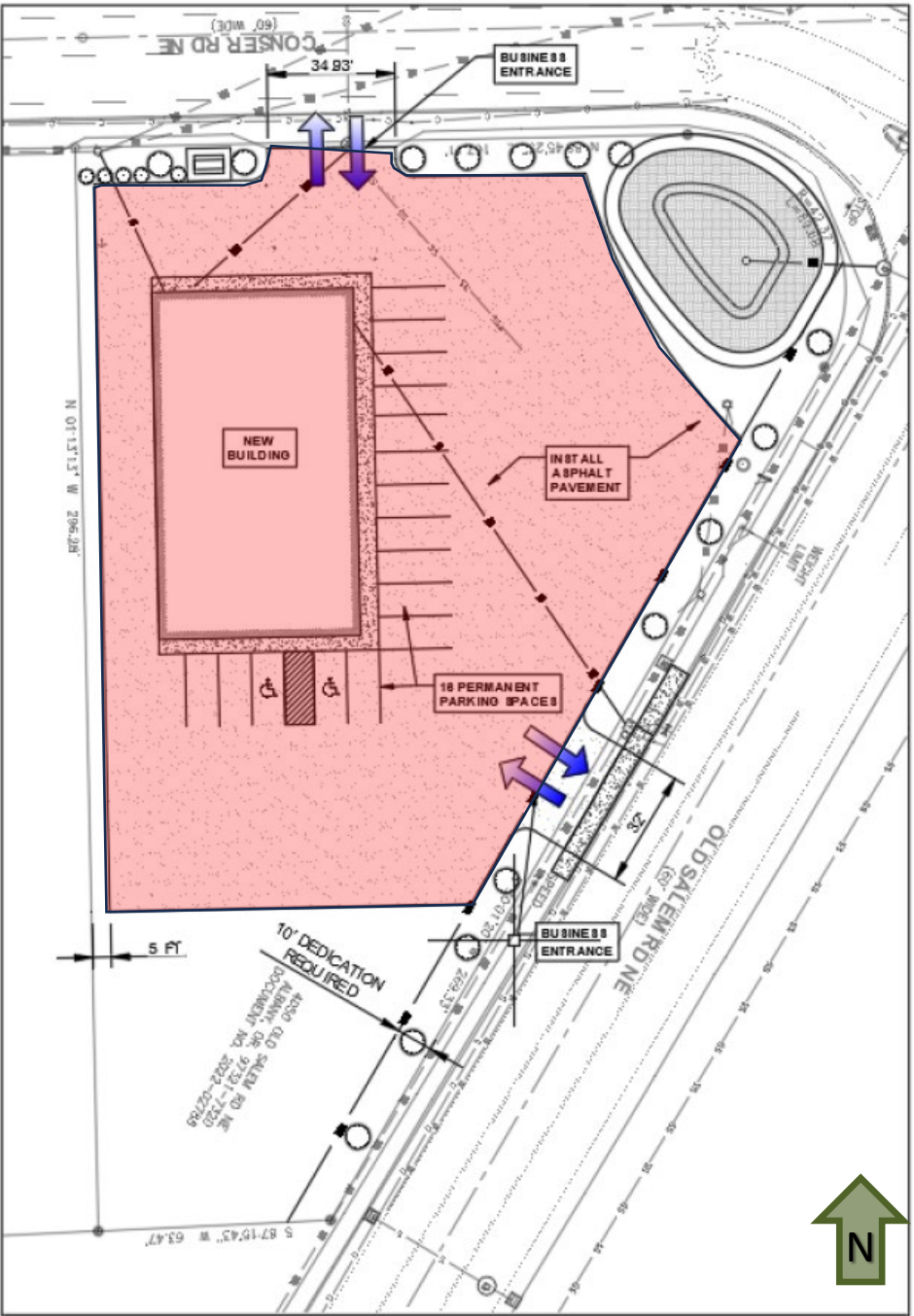
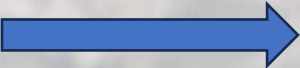


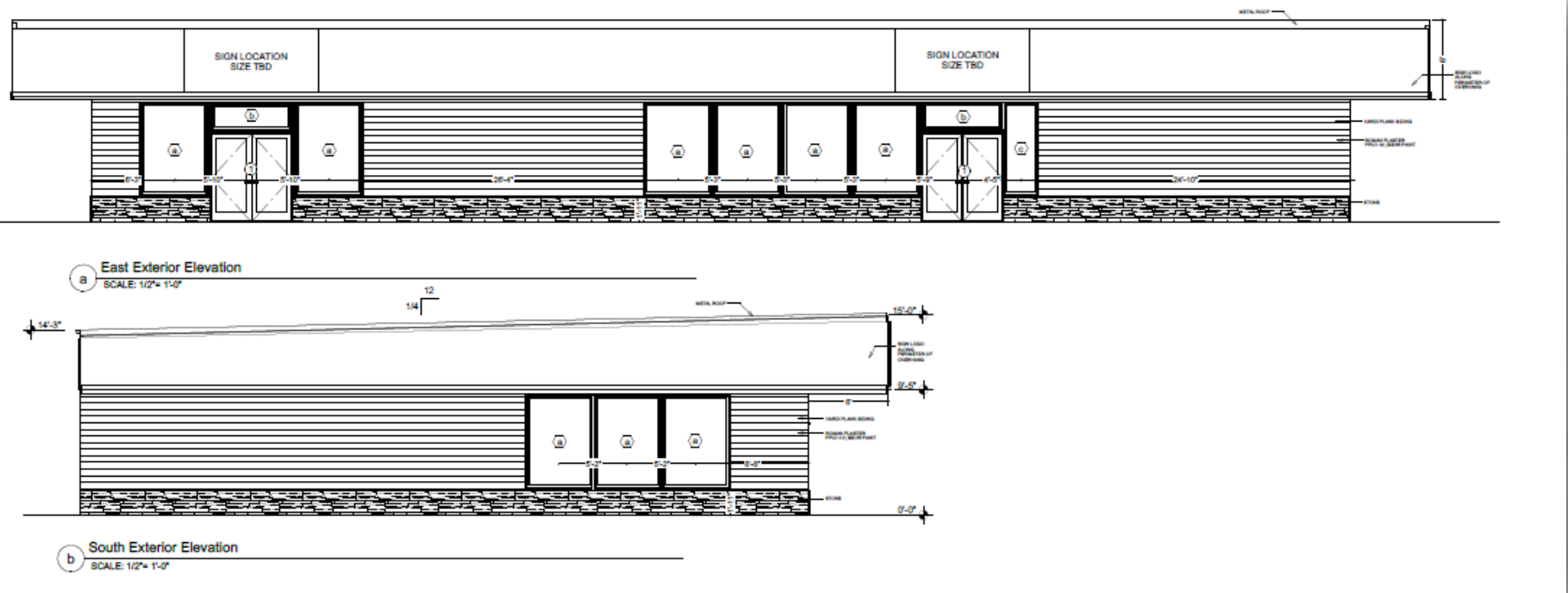
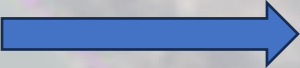
Figure 4- Phase 3 Construction



SDR Criteria



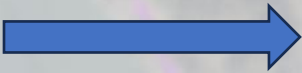
- Traffic
- Noise
- Dust
- Glare
- Odor



SDR Criteria



- Traffic
- Noise
- Dust
- Glare
- Odor



SDR Criteria



- Trees

(1) The proposed use will not create negative impacts on the surrounding area resulting from traffic flow, noise, dust, glare, odor, potential incompatible adjacent uses such as parking lots, or other impacts identified in the public hearing process.

SDR Criteria



- Trees

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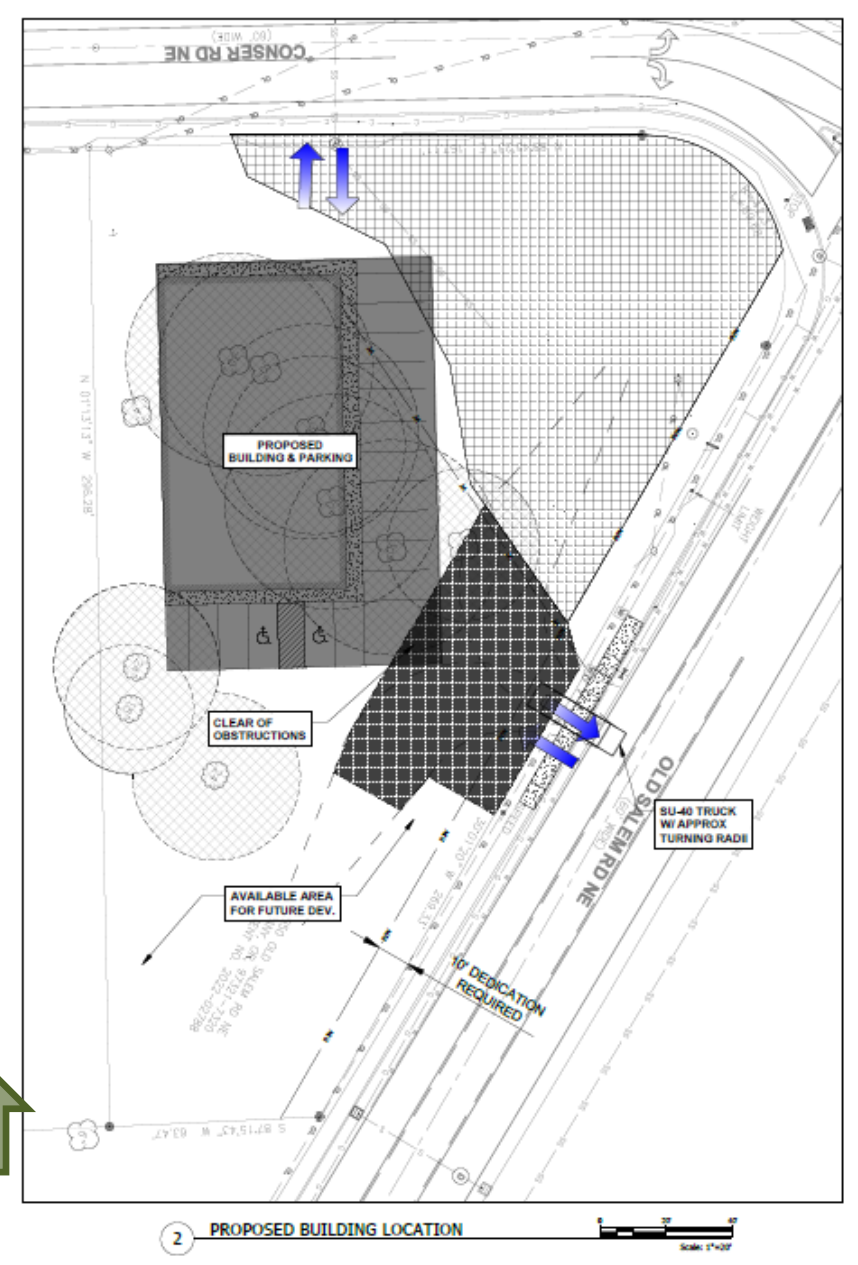
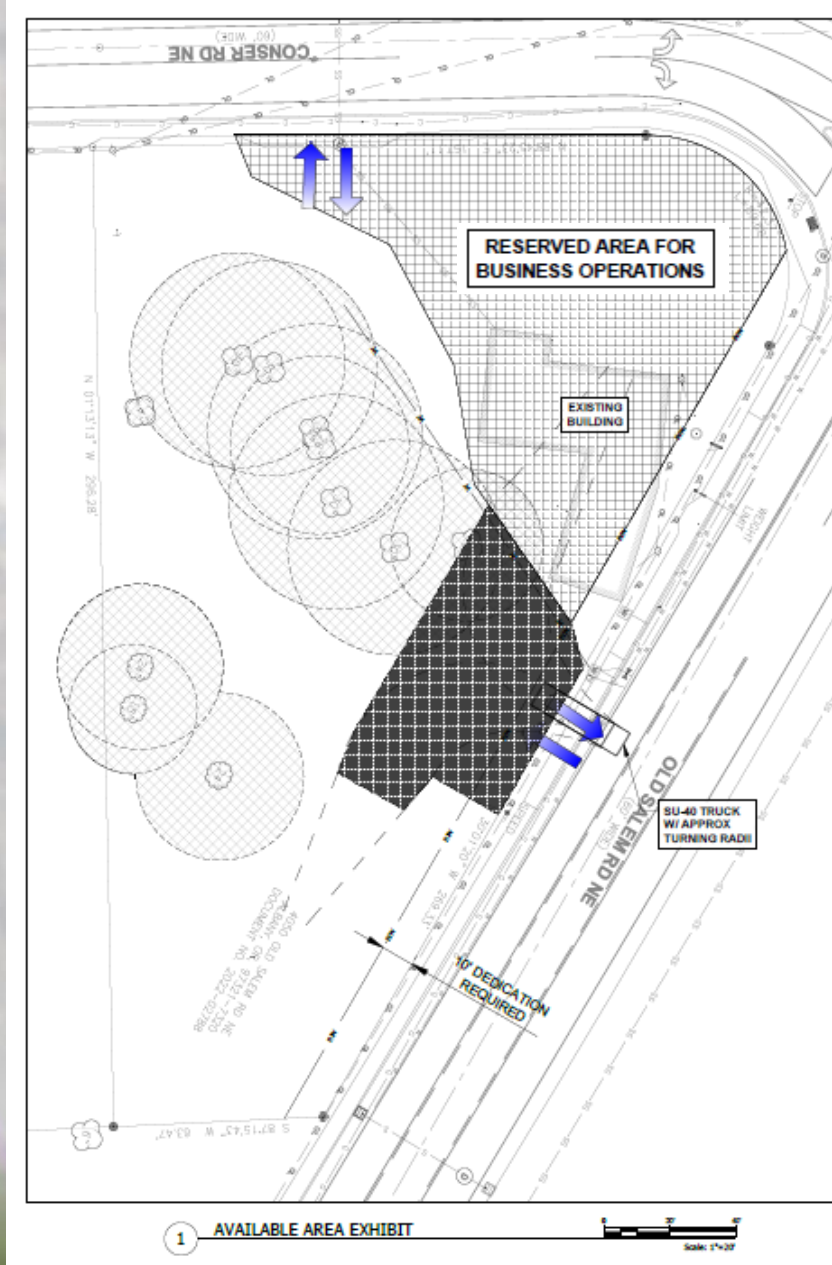
Unless removal is expressly authorized by a land use action or approval issued by the City of Millersburg, it shall be unlawful to remove any tree larger than or equal to six and one-half feet in circumference (approximately 25 inches in diameter), public or private, within the City of Millersburg City Limits without first making application to the City of Millersburg and obtaining a permit or as otherwise authorized by this Code.



SDR Criteria

- Trees

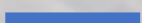
C.O.A

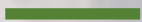


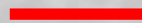
SDR Criteria



- Public Utilities

- Water 

- Sewer 

- Stormwater- COA 

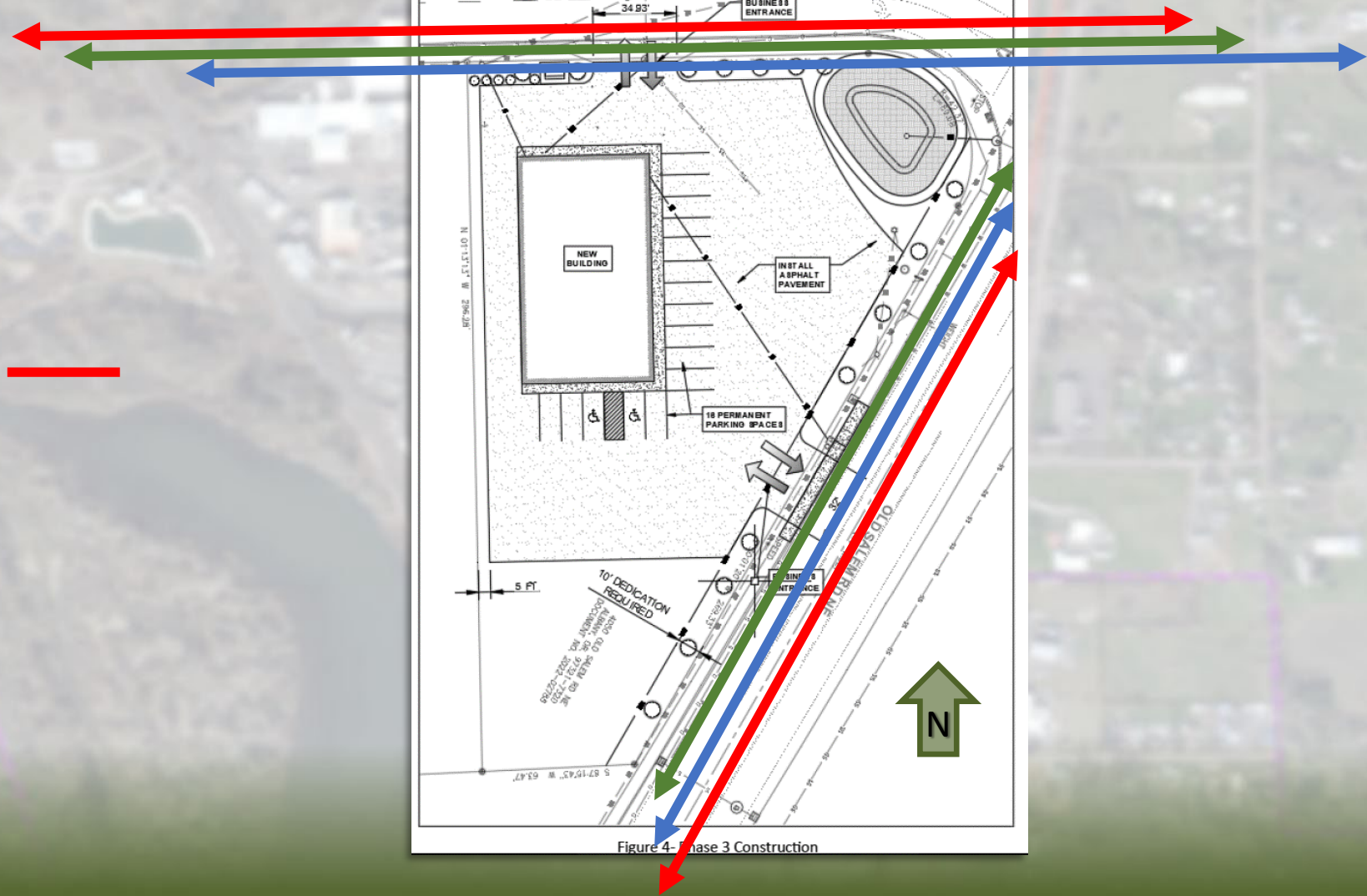
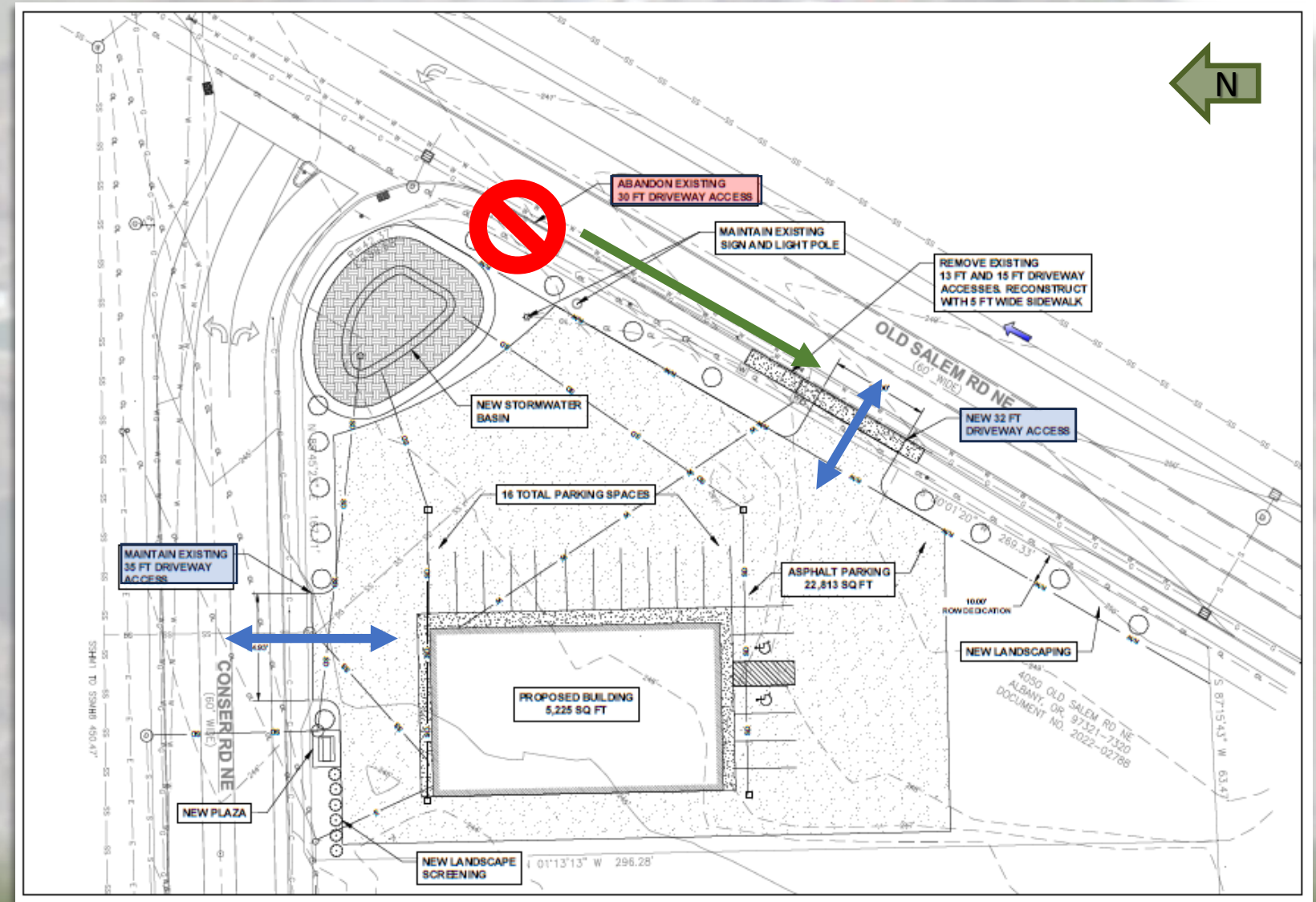


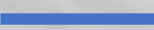
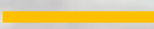
Figure 4- Phase 3 Construction

SDR Criteria

- Parking, Traffic, connectivity
- Driveways
- Future Connection



SDR Criteria

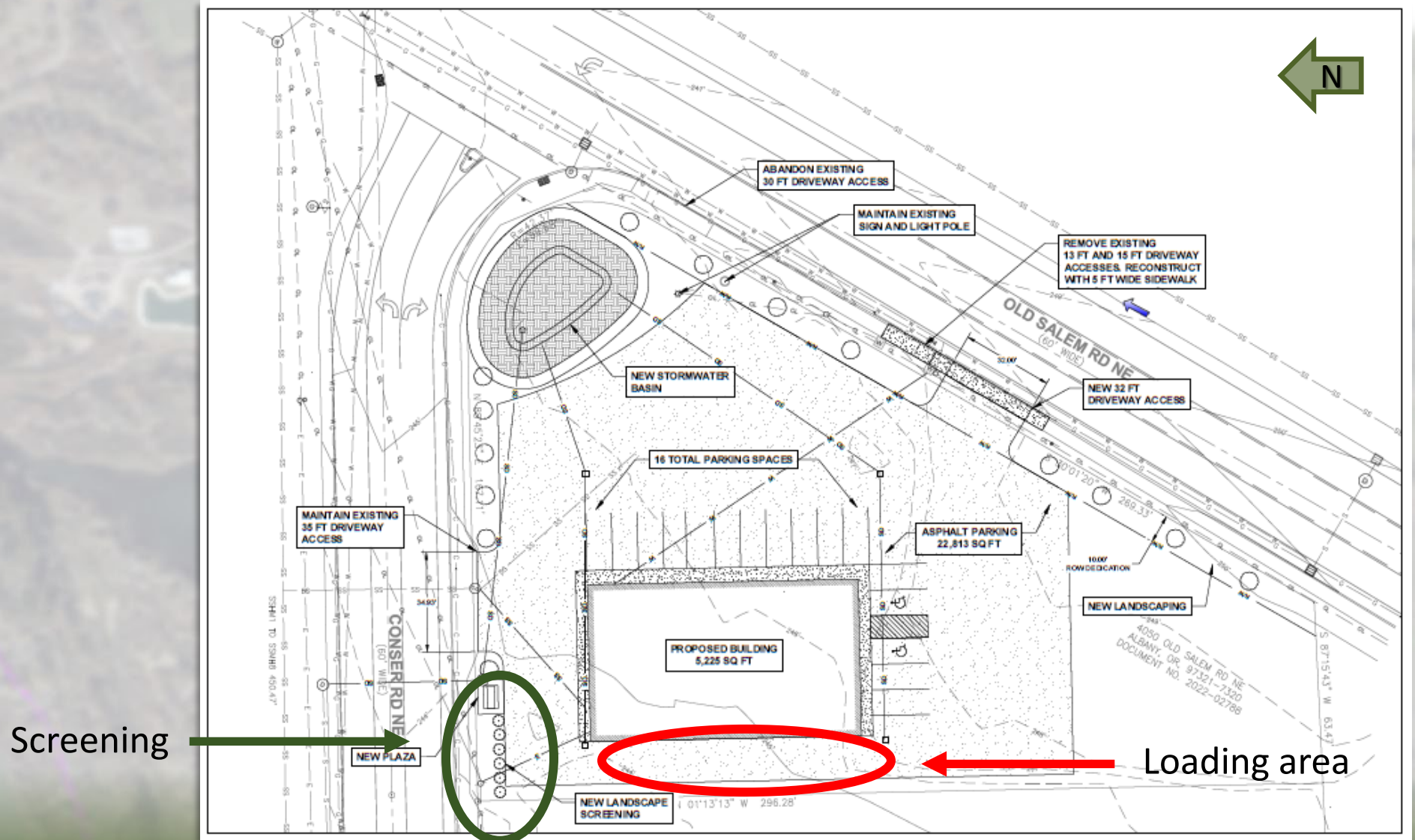
- Parking, Traffic, connectivity
 - Driveways 
 - Future Connection 

C.O.A



SDR Criteria

- Screening

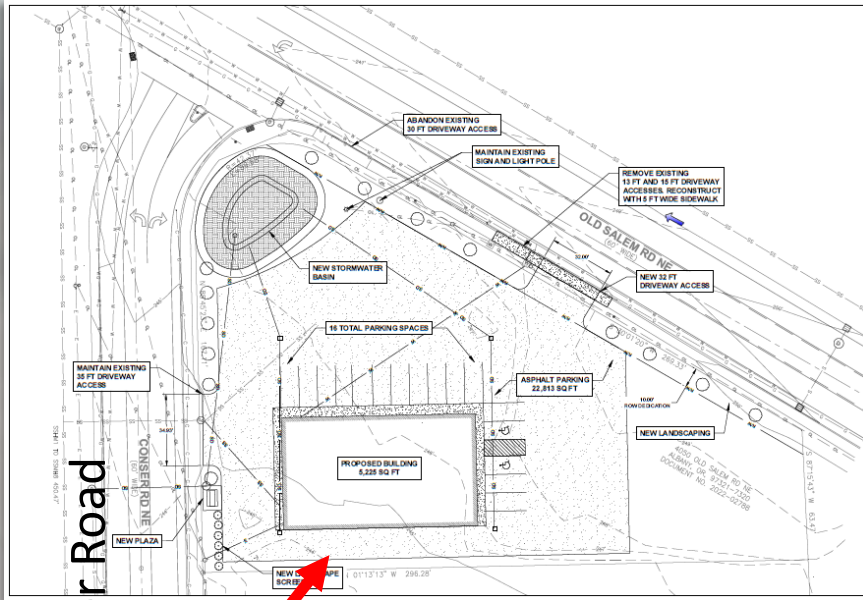


Screening

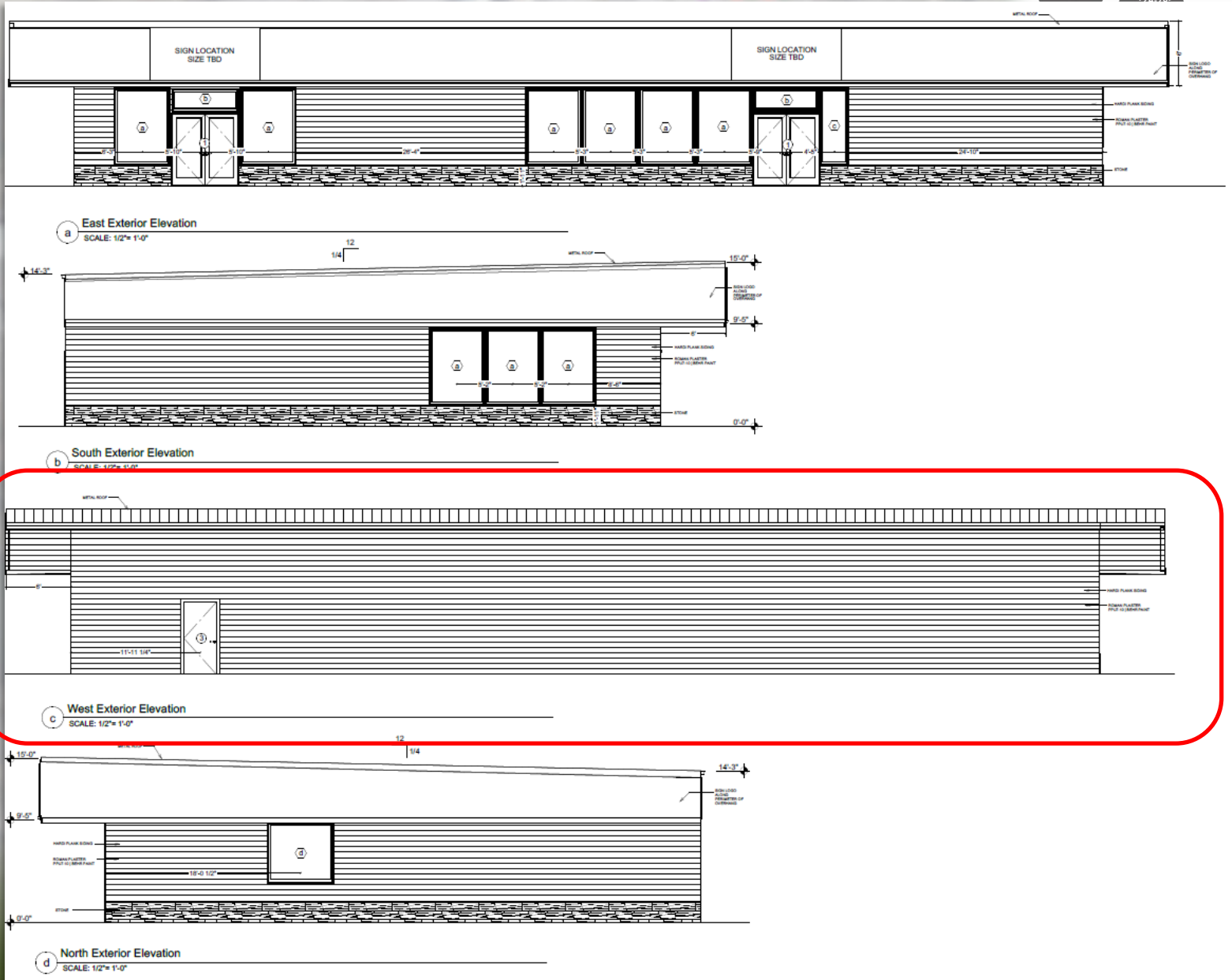
Loading area

Standards

- Commercial Design Standards
 - Walls

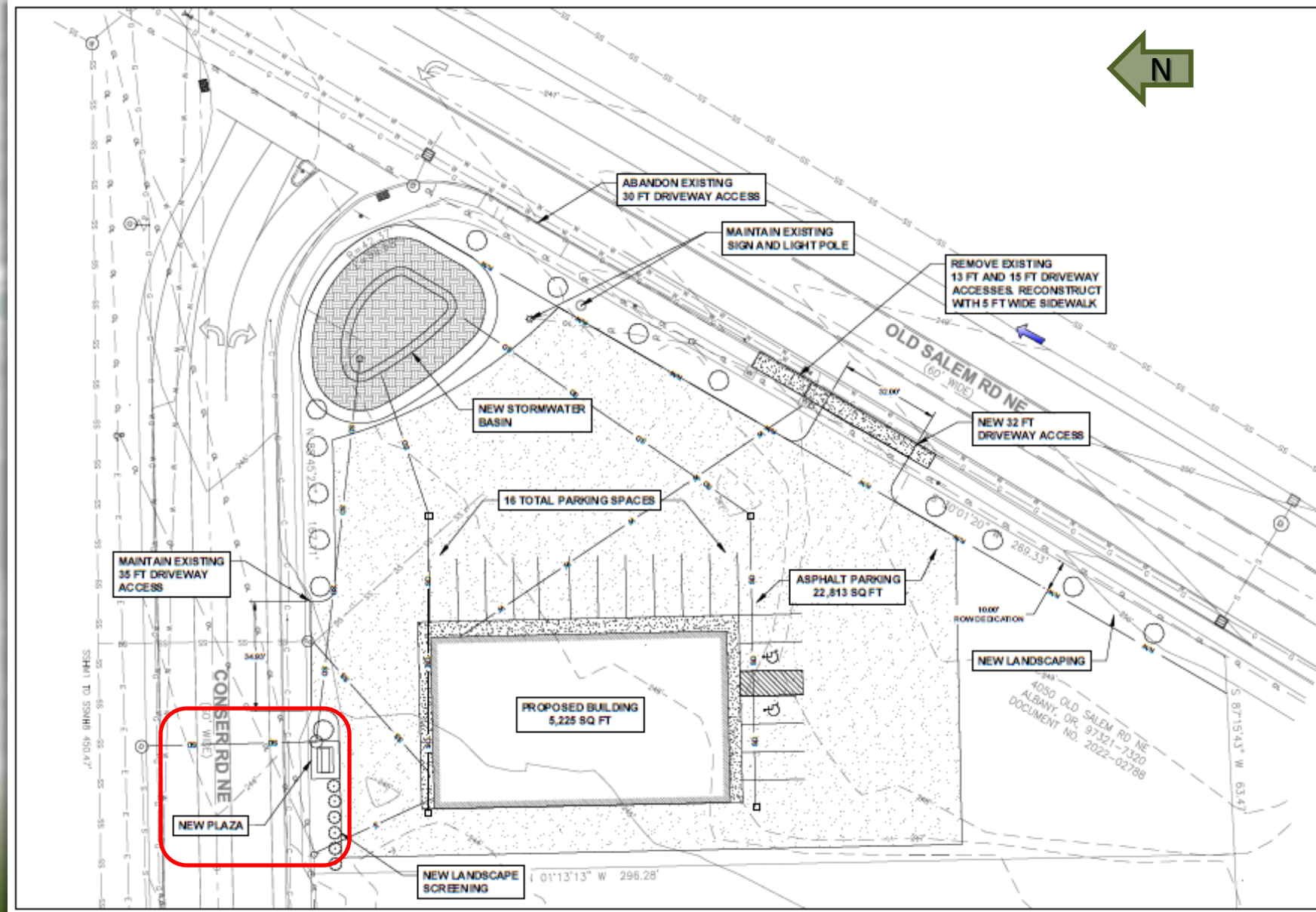


NE Conser Road



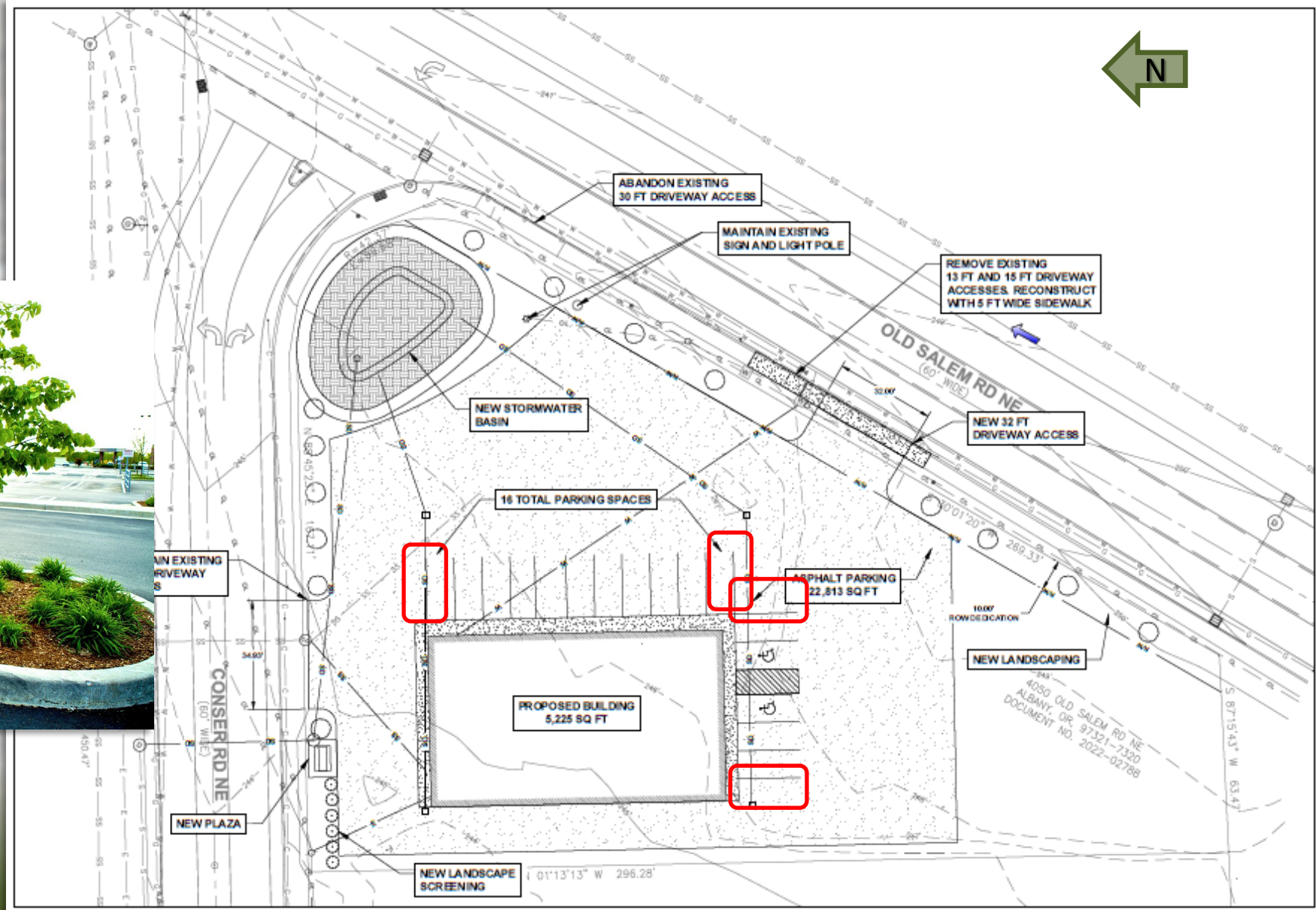
Standards

- Commercial Design Standards
 - Plaza



Standards

- Parking lot
- Planter Bays



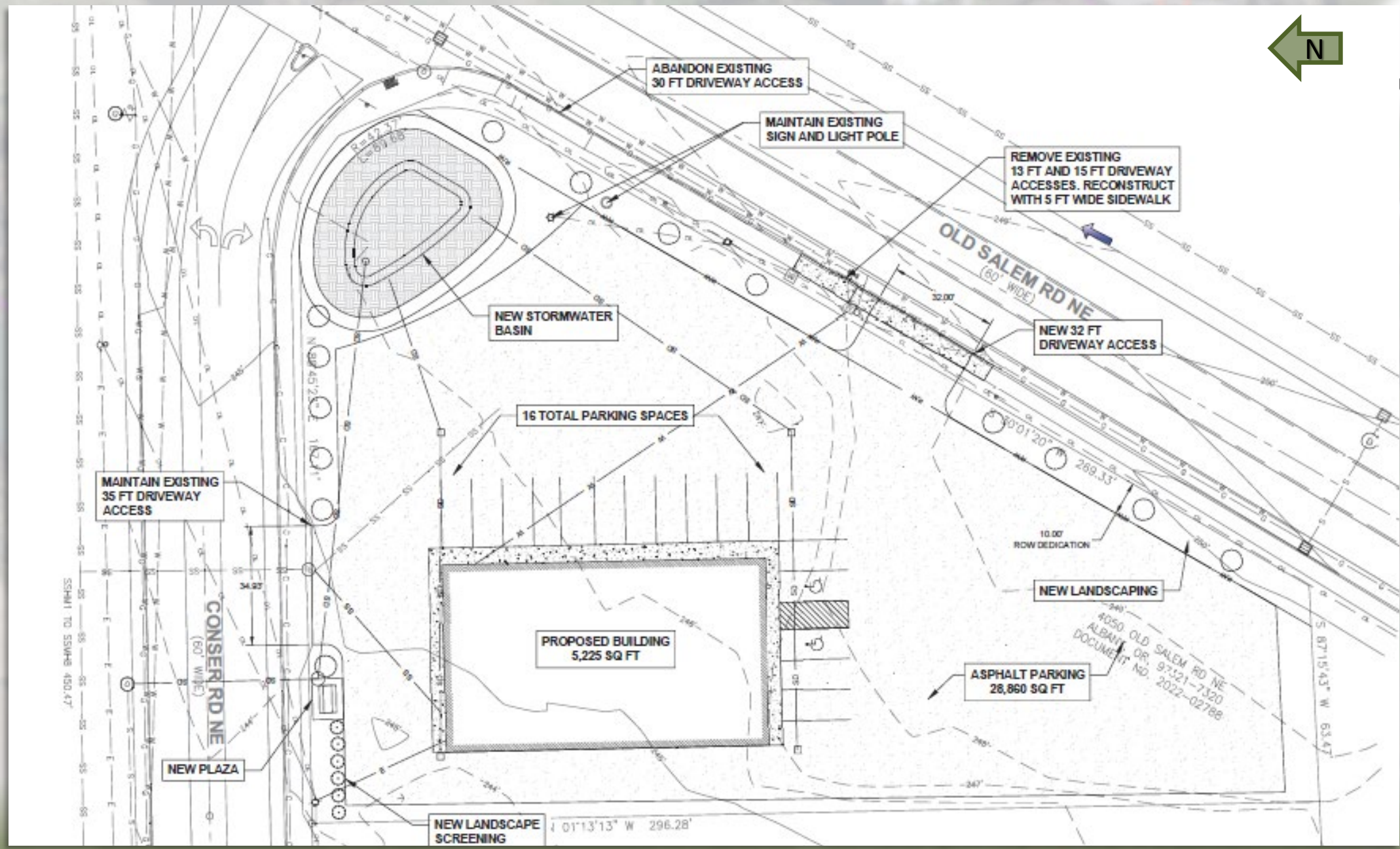
Curbs Ground cover Trees

Recommendations



I move that the proposed project satisfies the applicable criteria and standards, and the Planning Commission approve SP 23-04 with the conditions of approval as listed in the staff report.

Motion approved with modifications to Conditions of Approval #12 & 22; passed 6 to 1.



SSHA11 TO SSM48 450.47'

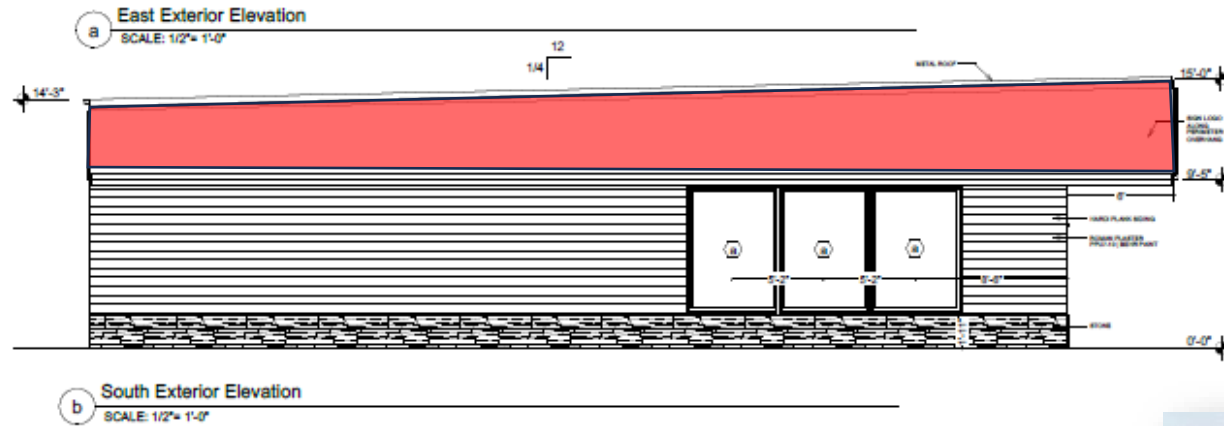
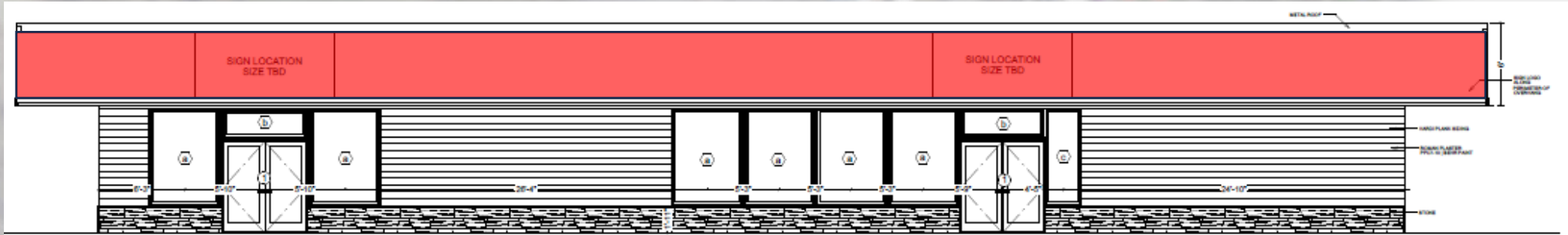
CONSER RD NE
(60' WIDE)

OLD SALEM RD NE
(60' WIDE)

S 87'15'43" W 63.47'

Standards

- Signage



103.5 sf permitted
1,087.5 shown



Criteria



5.05.060 Decision Criteria.

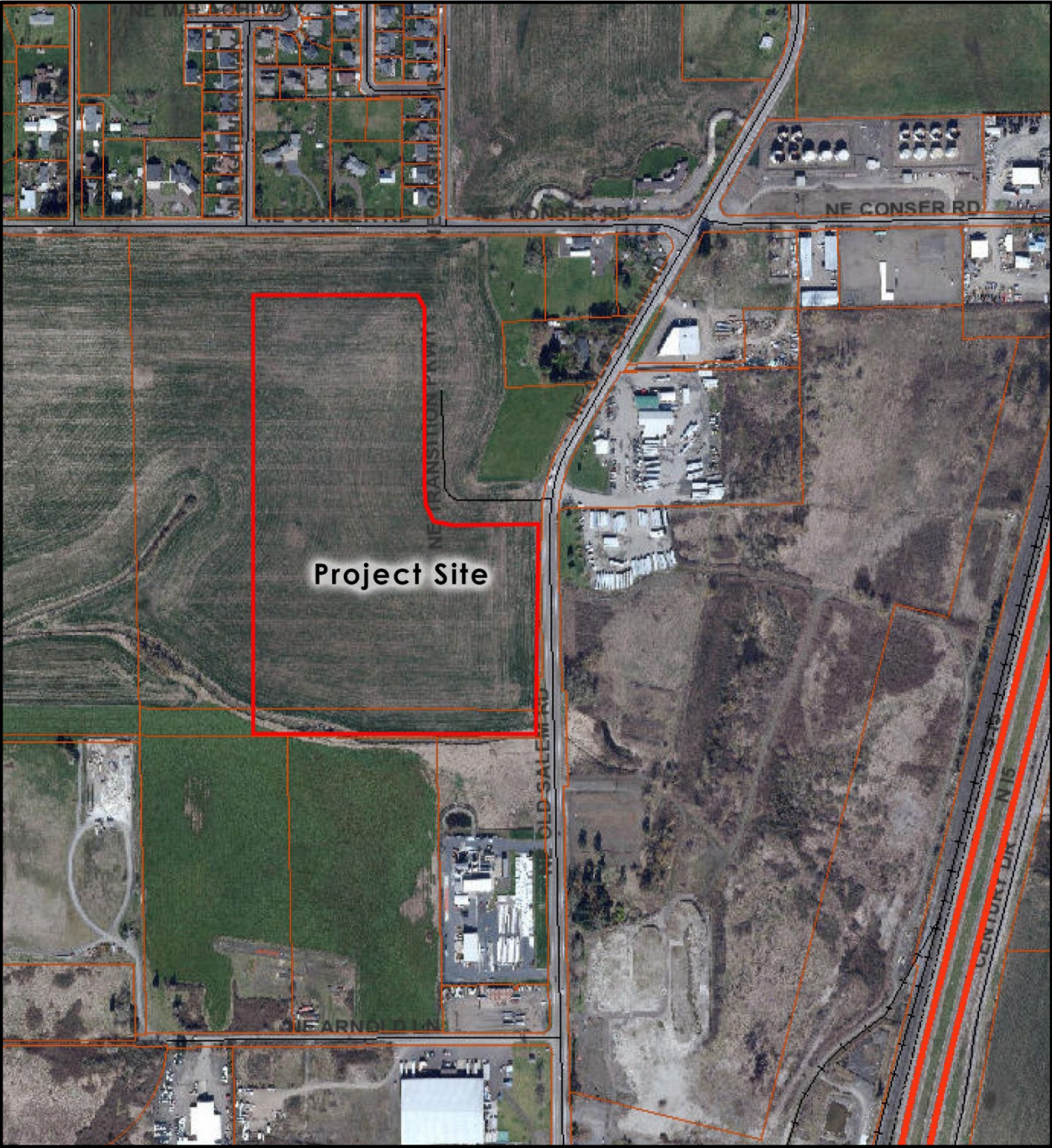
The review of a site plan shall be based upon the following criteria:

- (1) The proposed use is allowed in the zone and complies with the underlying zone development standards.
- (2) The proposed use will not create negative impacts on the surrounding area resulting from traffic flow, noise, dust, glare, odor, potential incompatible adjacent uses such as parking lots, or other impacts identified in the public hearing process.
- (3) The City may impose conditions of approval intended to mitigate potential impacts including, but not limited to:
 - a. Provisions for public utilities, including drainage and erosion control needs;
 - b. Parking, traffic safety, and connectivity of internal circulation to existing and proposed streets, bikeways, and pedestrian facilities;
 - c. Provision for adequate noise and/or visual buffering from non-compatible uses including using site and landscaping design to provide needed buffering; and
 - d. Protections from any potential hazards.



SP 23-05
Northwest RE LLC

Vicinity Map

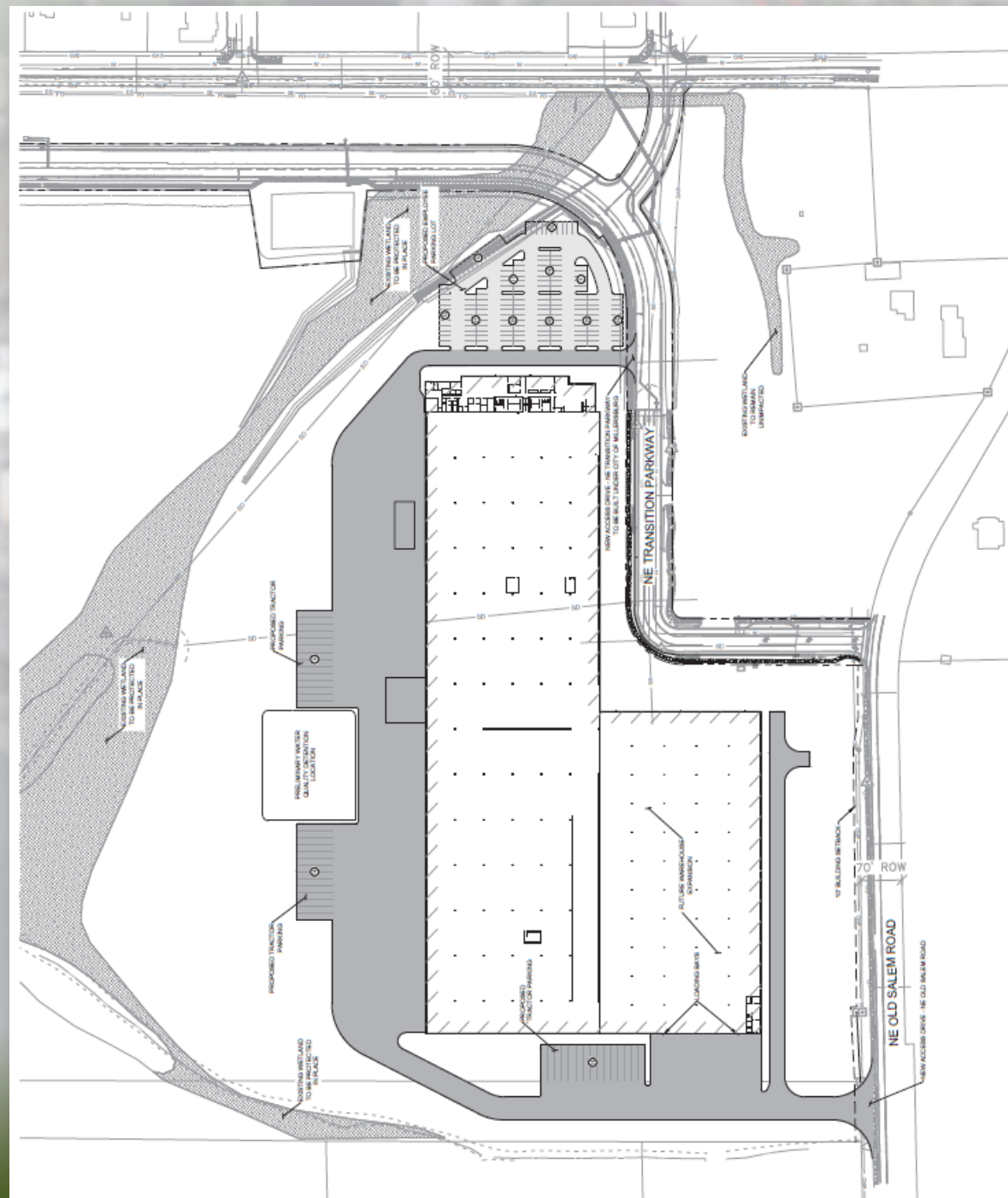


Zoning Map



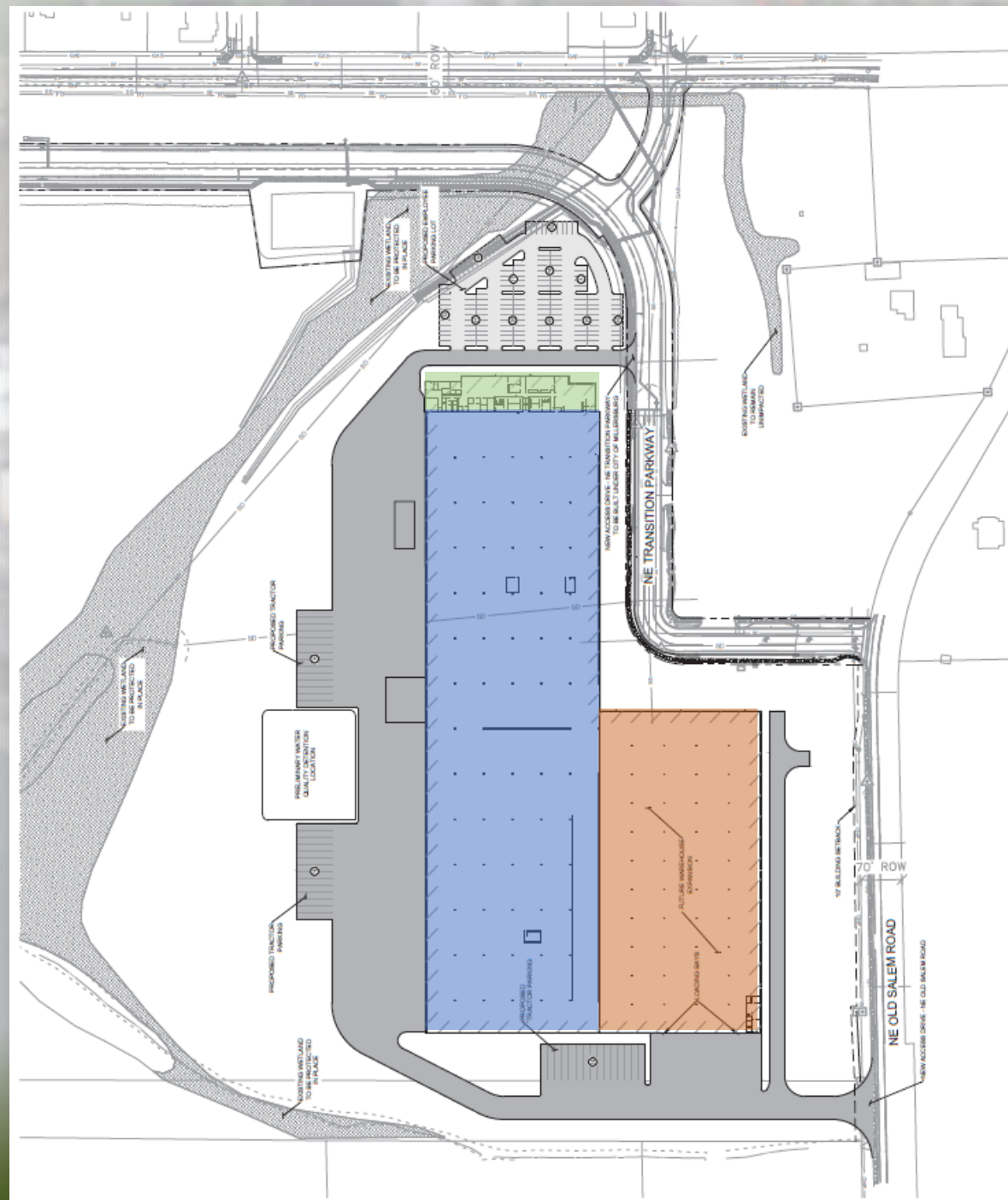
Project Description

- 500,010 sf Total-
 - 326,285 sf Manufacturing
 - 17,300 sf Office
 - 156,425 sf Warehouse
- Two Driveways
- Passenger Vehicle Parking
- Truck Parking
- Landscape Areas
- Basin



SDR Criteria

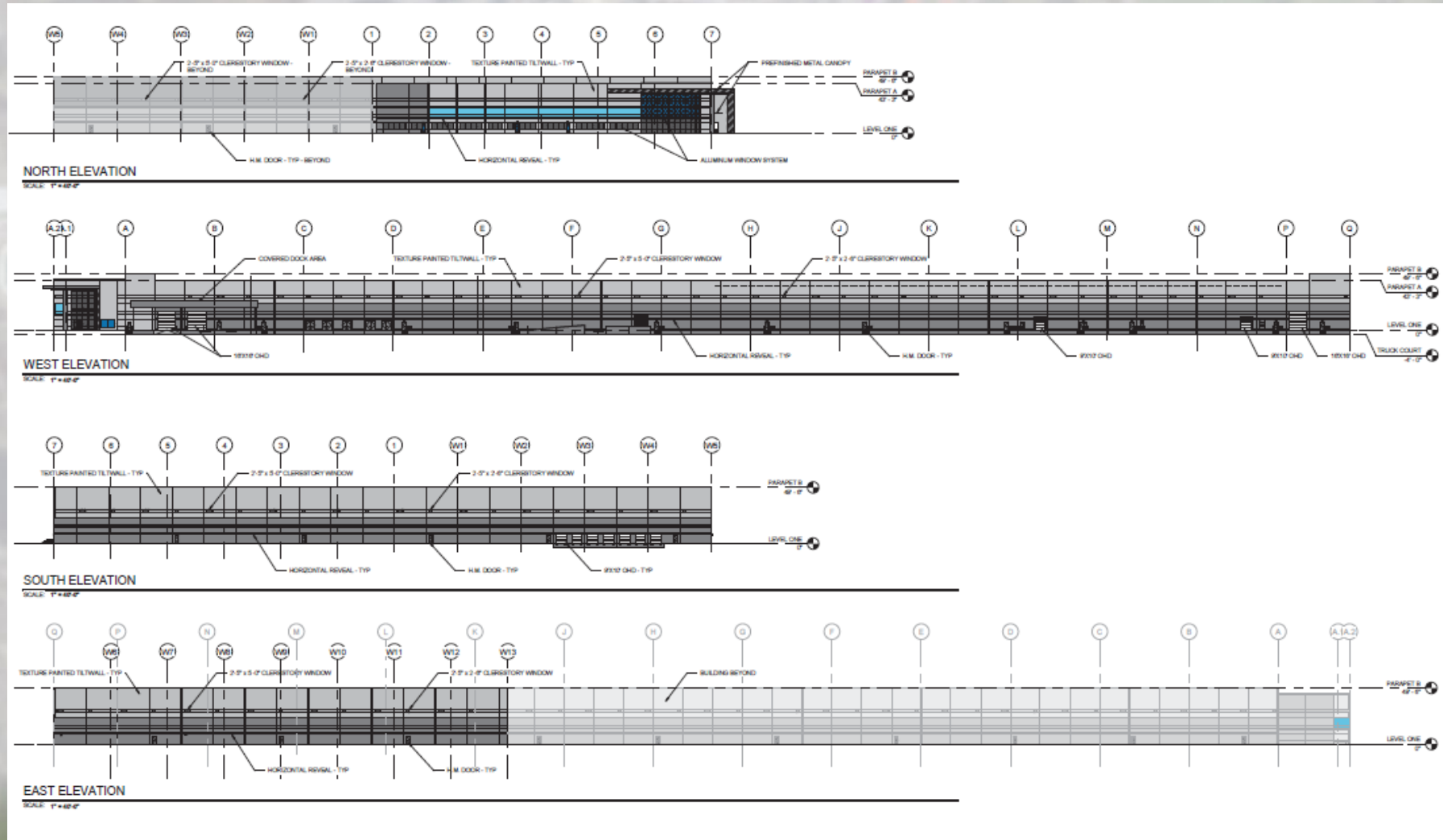
- Allowed in the Zone
 - GI Zone
 - 2.10.020(1)- Manufacturing
 - 2.10.020(2)- Warehousing
 - 2.10.020(9)- Ancillary (Office)



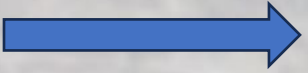
SDR Criteria



- Meets Zone Standards
 - Height
 - Setbacks
 - Lot Coverage



SDR Criteria

- Traffic 
- Noise
- Dust
- Glare
- Odor



TRAFFIC IMPACT ANALYSIS

DELOREAN

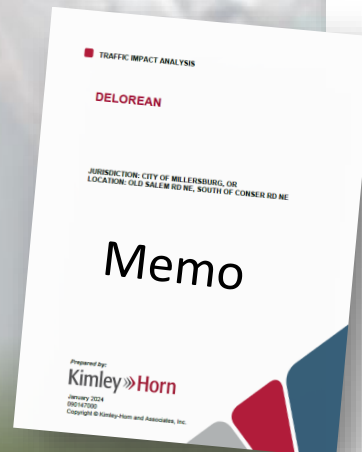
JURISDICTION: CITY OF MILLERSBURG, OR
LOCATION: OLD SALEM RD NE, SOUTH OF CONSER RD NE

Prepared by:
Kimley»Horn

January 2024
090147000
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Traffic

- Original traffic study trip generation
 - Entire project used average ITE trip code for manufacturing (high variability)
 - Even with these very conservative high numbers, intersections meet LOS required by Millersburg and County standards
- Revised trip generation – 2 methods
 - ITE trip codes for each use (manufacturing, warehouse, office) at low end of range
 - Actual employees and trucks



Manufacturing (140)

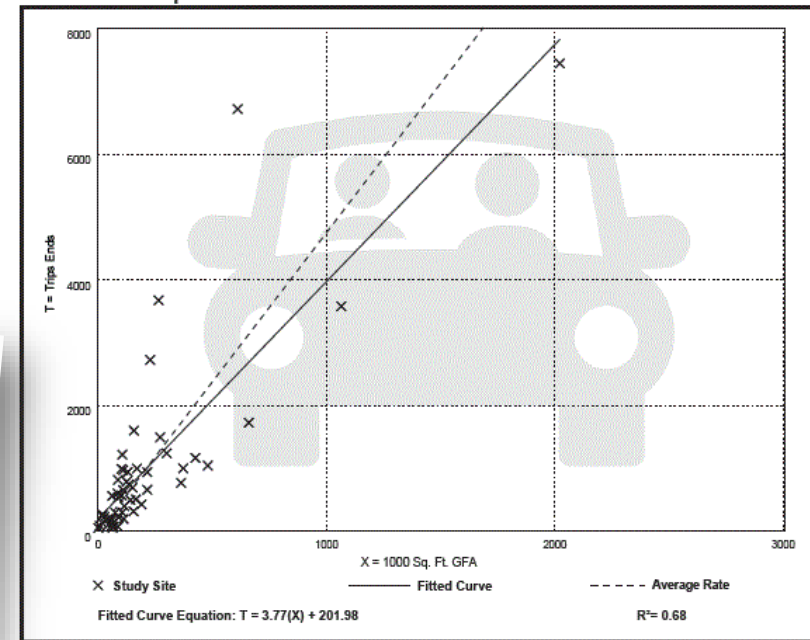
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 53
Avg. 1000 Sq. Ft. GFA: 208
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 4.75 | 0.83 - 49.50 | 3.20 |

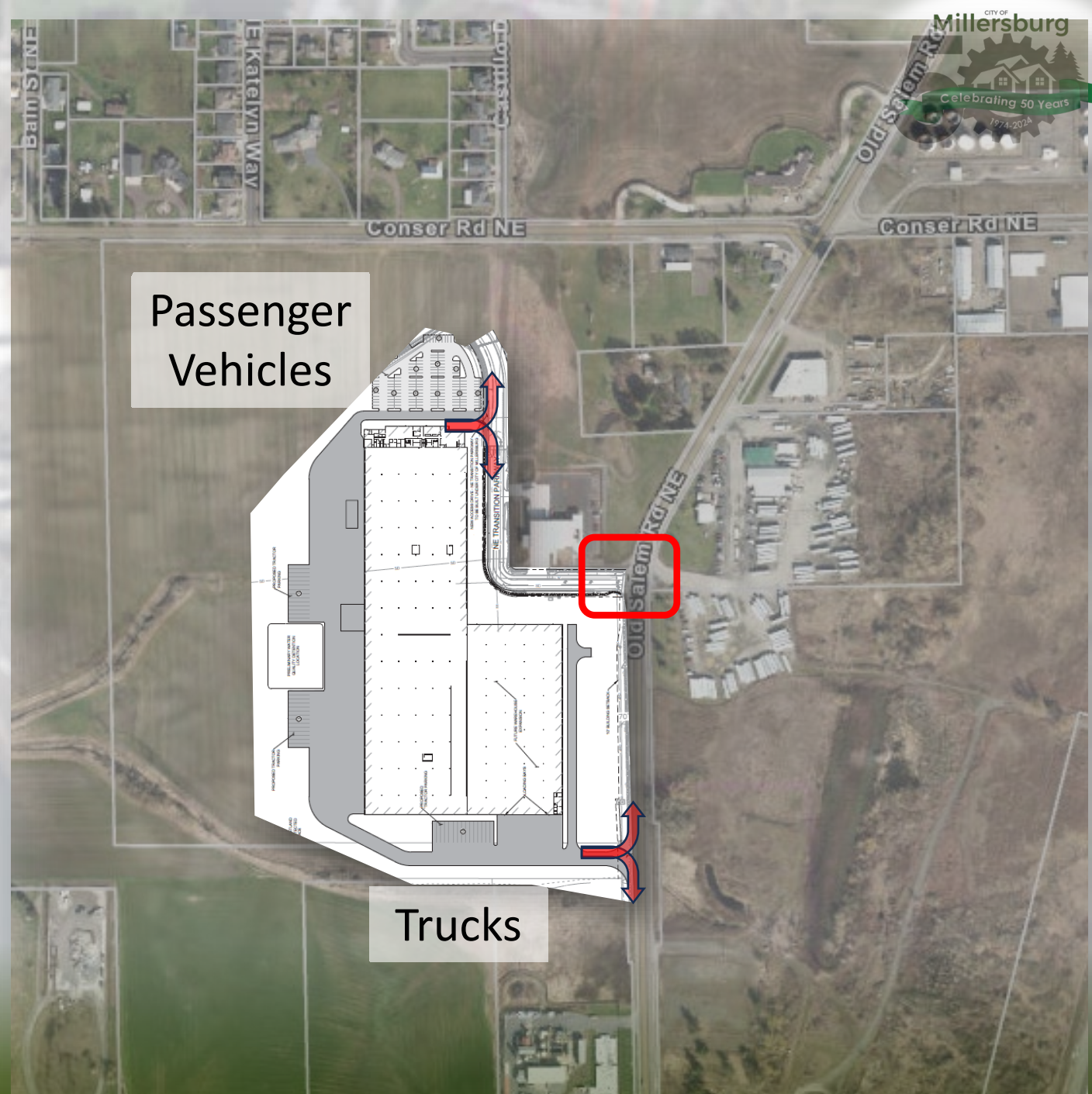
Data Plot and Equation



Traffic

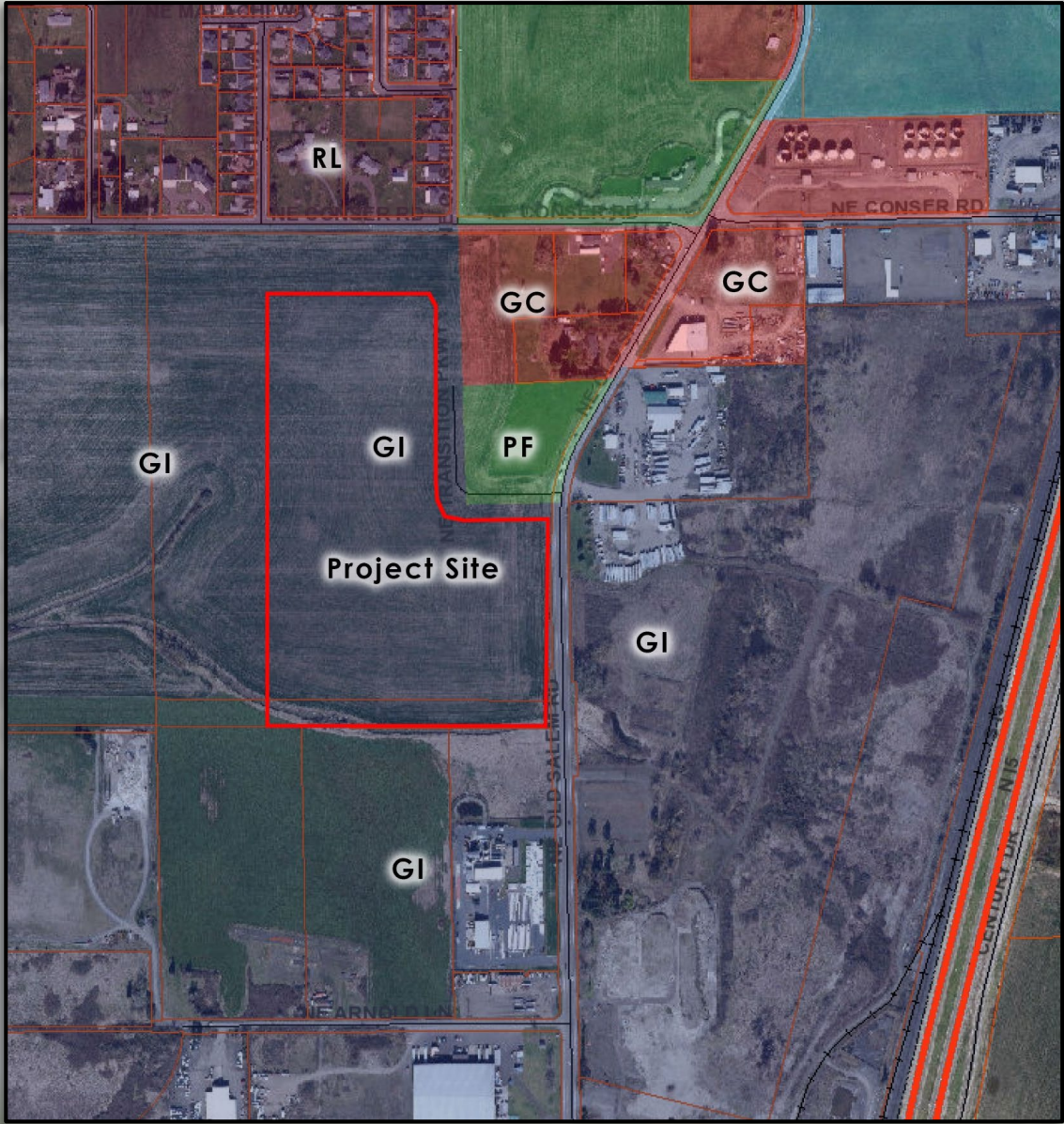
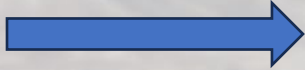
Access

- County comments
- Future signal
- Condition of Approval



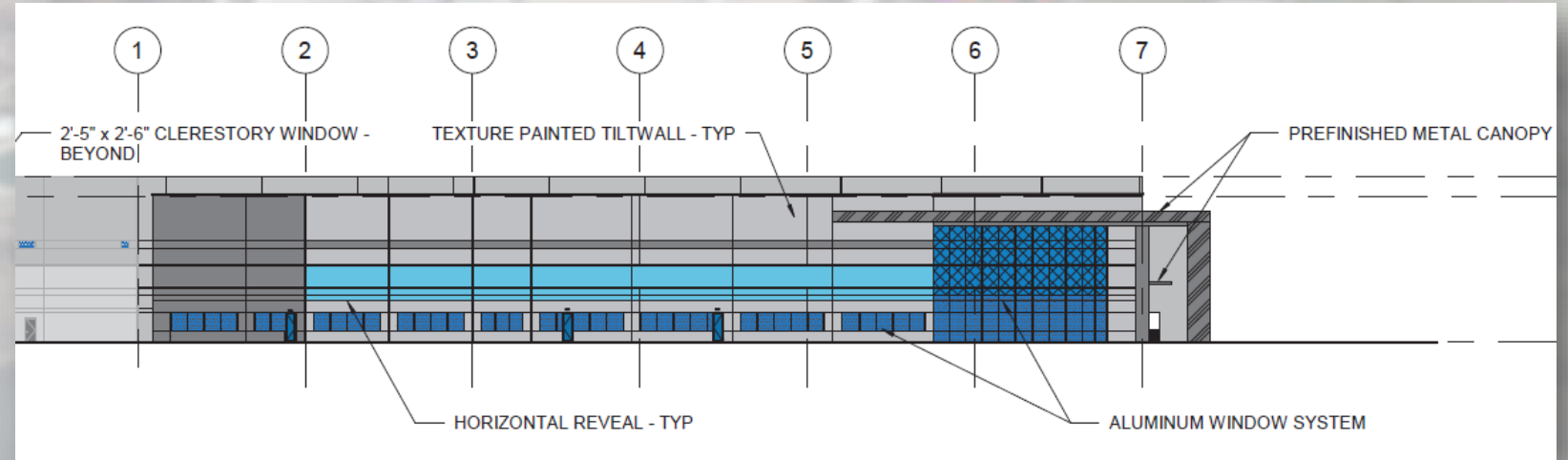
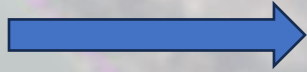
SDR Criteria

- Traffic
- Noise
- Dust
- Glare
- Odor

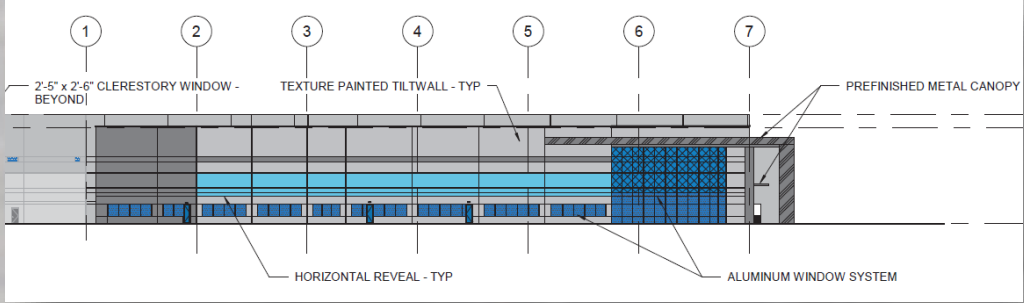


SDR Criteria

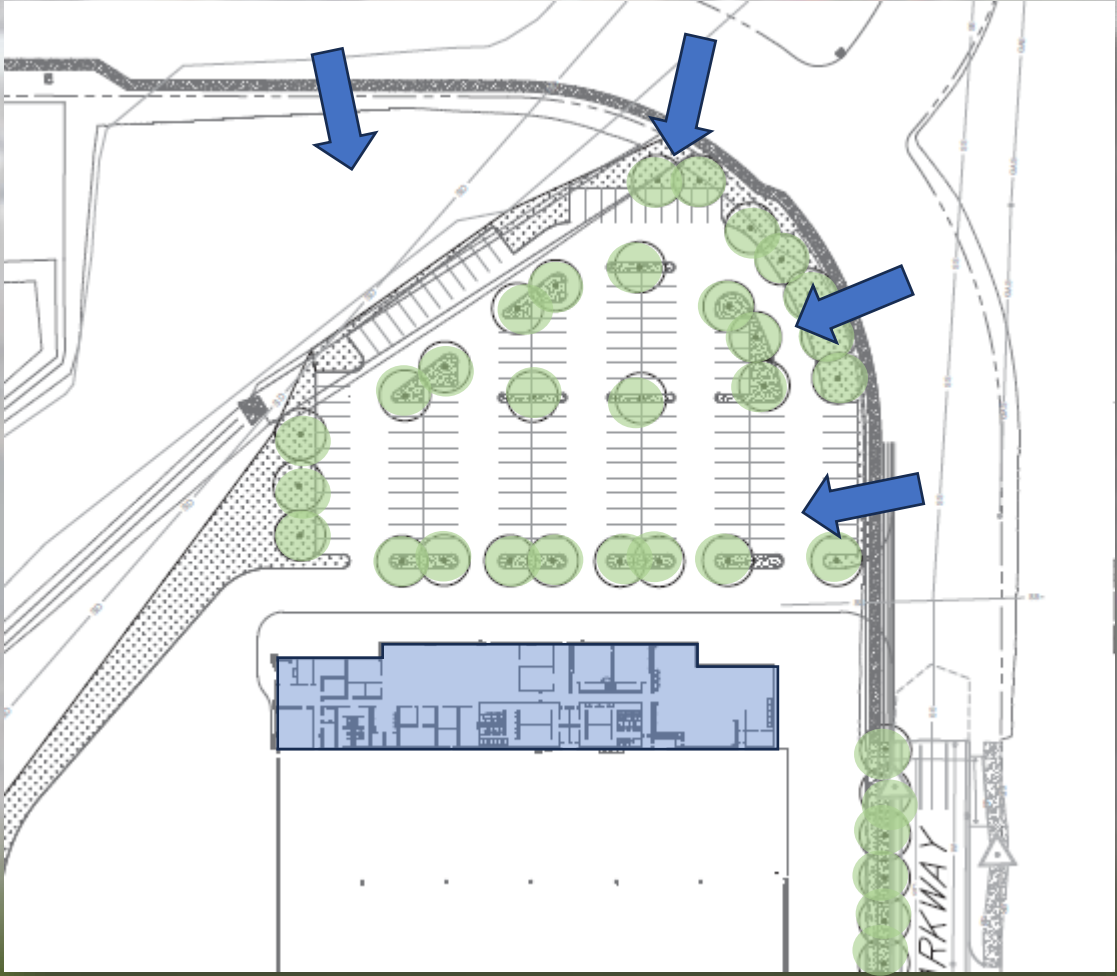
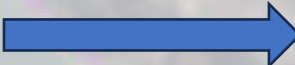
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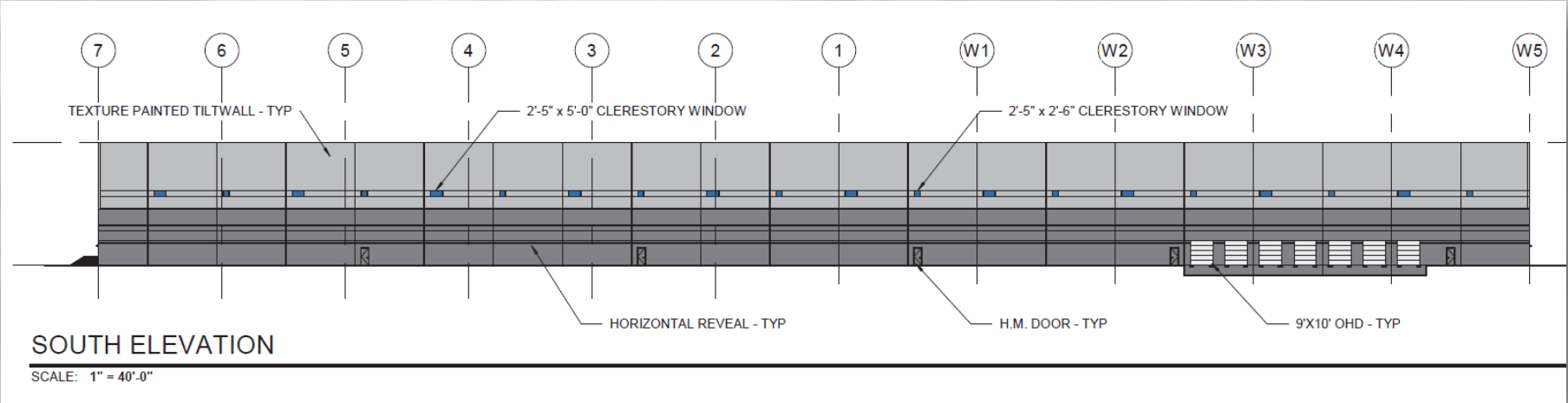
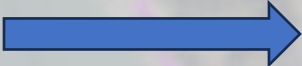
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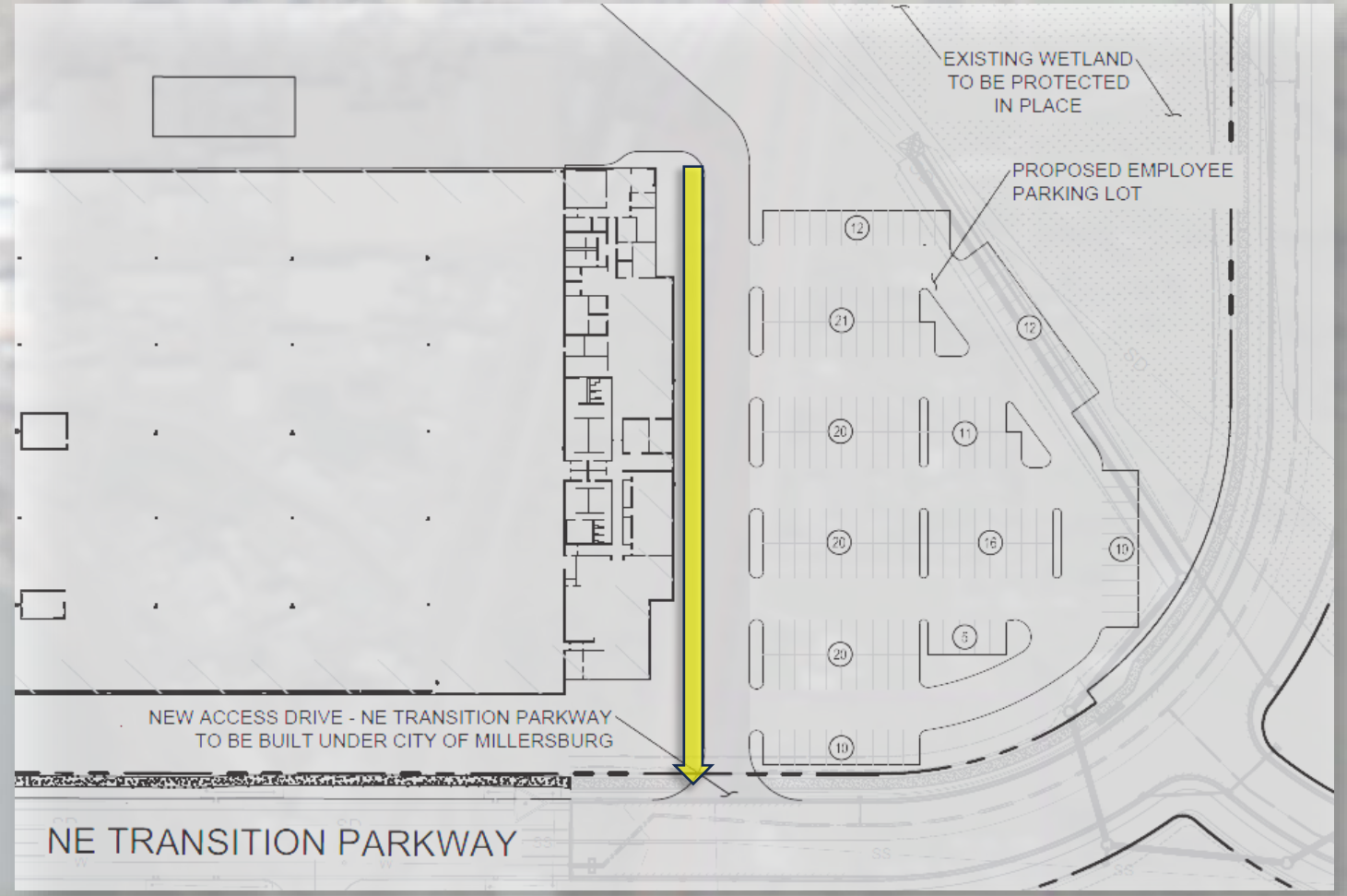
- Traffic
- Noise
- Dust
- Glare
- Odors



SDR Criteria

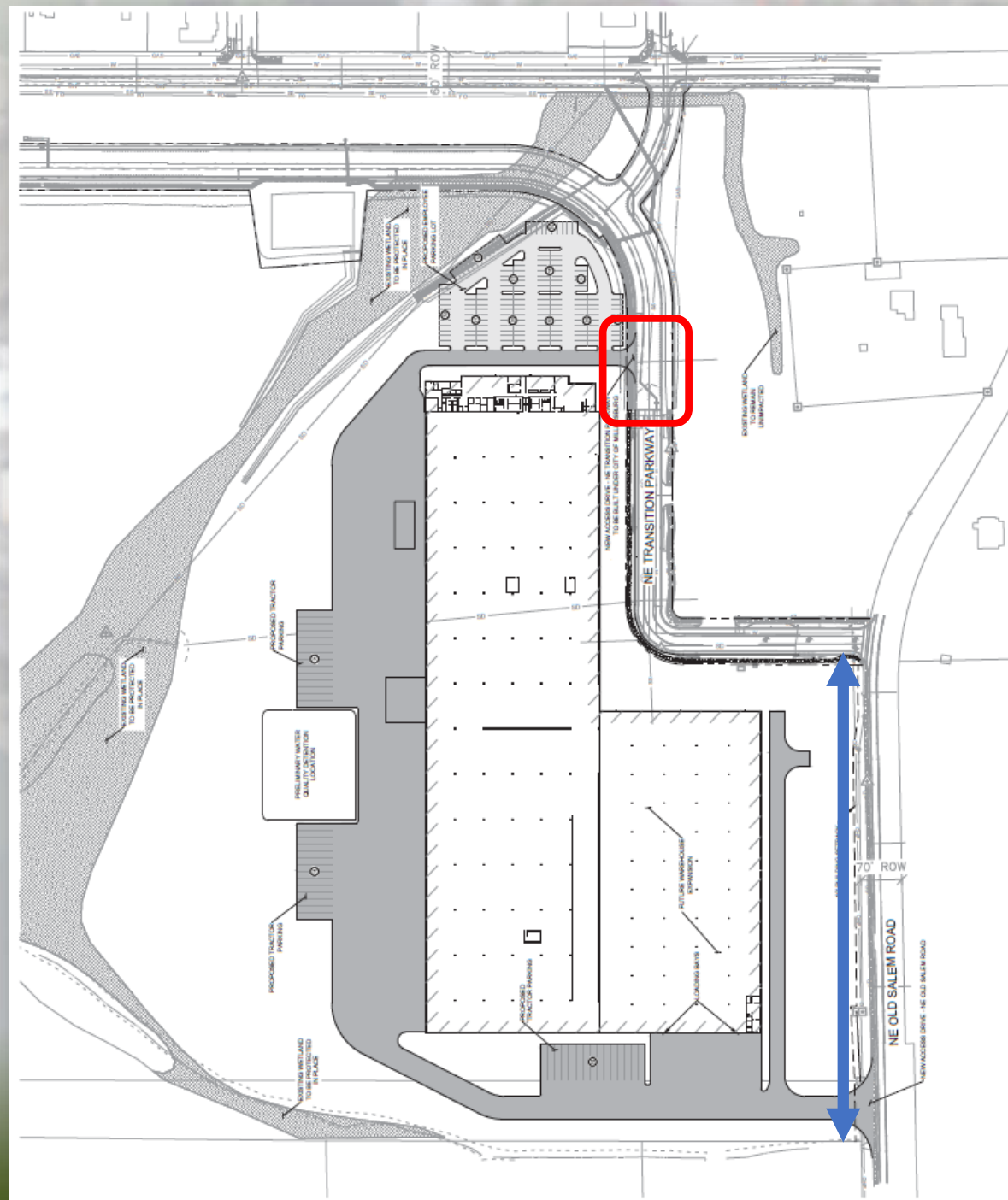


- Parking, Traffic, connectivity
 - Parking 3.03.050(2)
 - All parking standards met
 - COA- Sidewalk connections



SDR Criteria

- Parking, Traffic, connectivity
 - No street improvements except:
 - Trail
 - Possibly 140' of Transition Parkway



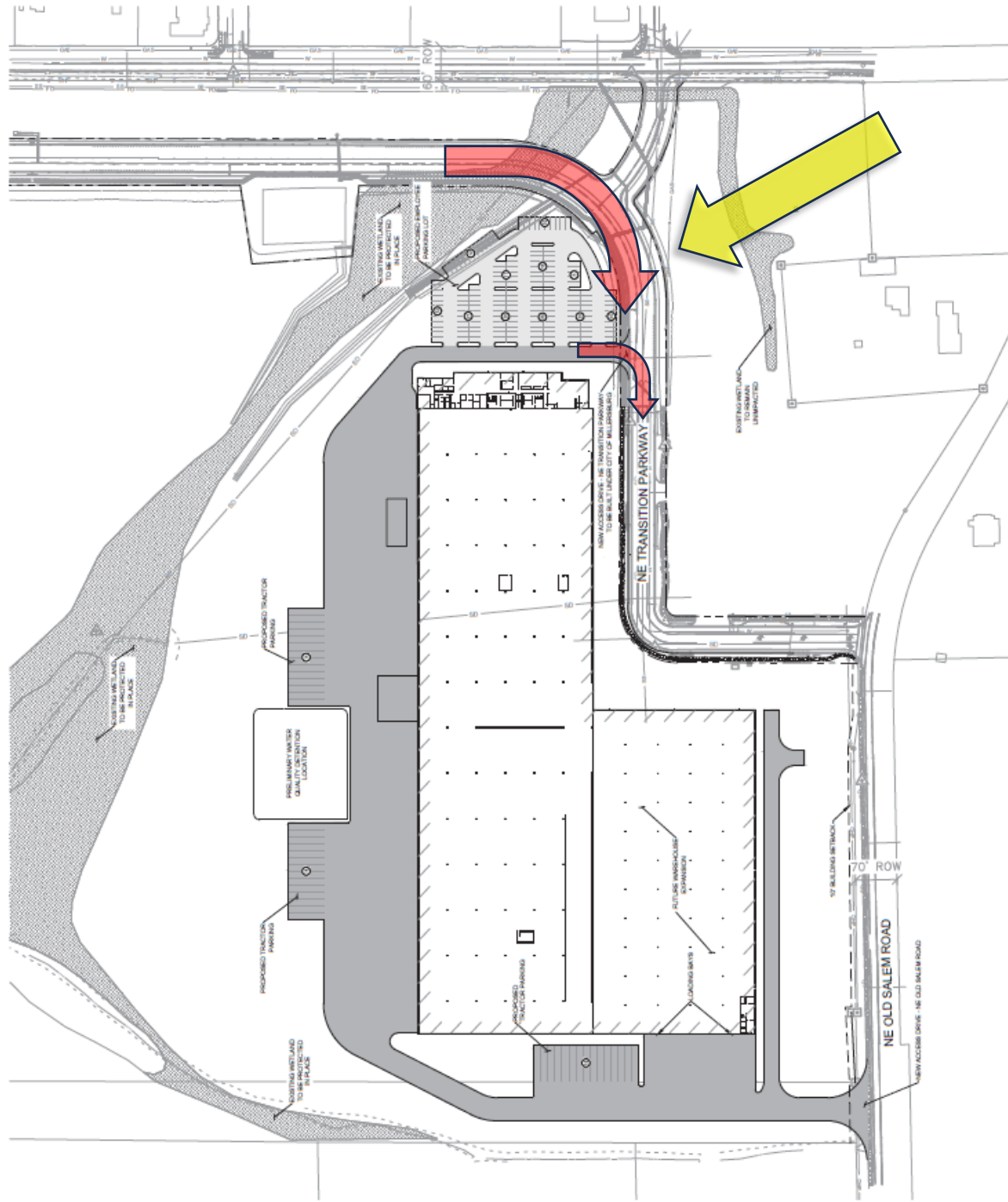
SDR Criteria

- Screening
 - None needed
- Hazards
 - No floodplain



Standards

- Parking
- Loading
- Lighting (COA)
- Drainage (COAs)
- Vision Clearance



Recommendations



I move that the proposed project satisfies the applicable criteria and standards, and the Planning Commission approve SP 23-05 with the conditions of approval as listed in the staff report.

Motion approved 7/0

Criteria



5.05.060 Decision Criteria.

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